



HARRISON  
LAVERS &  
POTBURY'S

146 Temple Street  
Sidmouth  
EX10 9BN

£425,000 FREEHOLD

**A bay fronted terraced house, well presented throughout, featuring a superb kitchen, four bedrooms, two reception rooms, with a larger than average garden and only one mile from the seafront.**

This attractive three storey house was built at the turn of the last century and has been sympathetically modernised with double glazed sash windows to the front elevation, tasteful decoration and gas central heating. At the front of the house, with a westerly aspect the sitting room has a bay window and feature fireplace. Where the original dining room would have been is a stylish modern kitchen featuring a built in double oven, induction hob, dishwasher and with Quartz worksurfaces and LED lighting. To the rear of the property is a living/dining room which leads through to a double glazed conservatory. There is also a separate utility room with WC off.

On the first floor the main bedroom has a bay window looking west with built in wardrobes, the second double bedroom looks to the rear as does the third single bedroom. The bathroom is fitted with a white suite to include a separate mains shower cubicle. On the second floor, the fourth bedroom is of a good size and has four double glazed Velux windows with three looking to the rear taking in an easterly view of Salcombe Hill.





The property is set back from the pavement, having an enclosed low maintenance garden. To the rear and enjoying an easterly aspect with views through to Salcombe Hill is a larger than average garden. A decked patio adjoins the rear of the house and leads to level lawn garden at the foot of which is a paved patio with Pergola, timber garden shed and pedestrian rear access.

The house stands in a convenient location, one mile from the town centre and seafront, on a regular bus route and only a short walk from The Byes and River Sid via Sid Park Road. Sidmouth Community College is around half a mile away as are popular primary schools. The town also offers numerous independent shops and High Street chains, Waitrose, Lidl, a cinema, theatre, modern health centre, cottage hospital and sports clubs to include an eighteen hole golf course.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is **D**.

**EPC: D**

**POSSESSION** Vacant possession on completion.

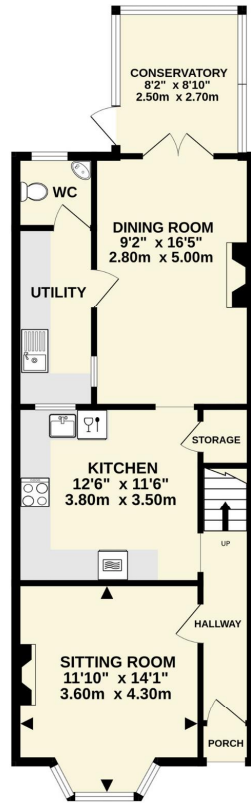
**REF: DHS02303**

**DIRECTIONS** From the Radway cinema at the top of the High Street, follow Vicarage Road away from the town centre for around half a mile, whereupon the house will be found on the right, shortly after Sid Park Road. Unrestricted parking is available immediately opposite the house on Winslade Road.

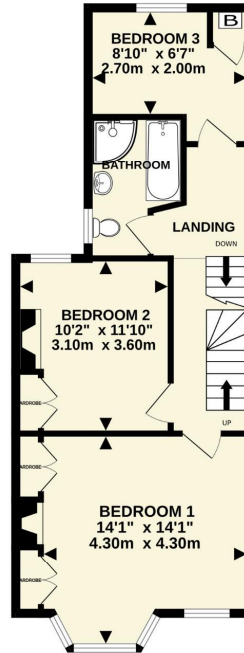
**VIEWING** Strictly by appointment with the agents.



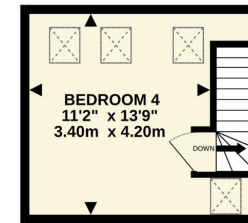
GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

