



HARRISON
LAVERS &
POTBURY'S

1 Cecil Terrace
Riverside
Sidmouth
EX10 8BT

£350,000 FREEHOLD

A larger than average end of terrace house situated on the edge of the town centre in a pleasant location close to the seafront.

Presented well throughout, and offered for sale with no on-going chain, this red brick, Victorian house has gas central heating and double glazing. The ground floor accommodation comprises entrance hallway, spacious, open-plan sitting/dining room with dual aspect, having a bay window to the front and glazed doors to the rear. A separate kitchen is fitted with a range of units to include a built-in oven, gas hob, dishwasher and washing machine.

On the first floor is a very good size main bedroom, with two front facing windows, having a pleasant Easterly view to the red cliff lining the River Sid. A second bedroom has plenty of room for twin beds, there is a useful study and a well appointed, modern shower room. Access to the loft is via a pull-down ladder, where the space is boarded, has eaves storage and a west facing, double glazed Velux with view over the town and across to Muttersmoor and Peak Hill.

To the rear of the property, having a south westerly aspect, is an enclosed, courtyard garden, with gated rear access and a brick storage shed housing the gas boiler.





The property occupies a convenient position, less than a quarter of a mile from the seafront and Alma Bridge, which leads to Cliff Road and the South West Coast Path. The town centre and Esplanade are a short walk away, where there is an excellent range of independent shops and High Street chains, regular bus services to the surrounding area, cinema and theatre. In addition, Sidmouth offers a modern Health Centre, Waitrose, Lidl, beautiful public gardens and well supported sports clubs to include rugby and an eighteen-hole golf course.

Annual permits and the rental of private spaces are available at the nearby Mill Street carpark. For further information please visit East Devon District Council's website. Unrestricted, on street parking is available on Riverside.

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

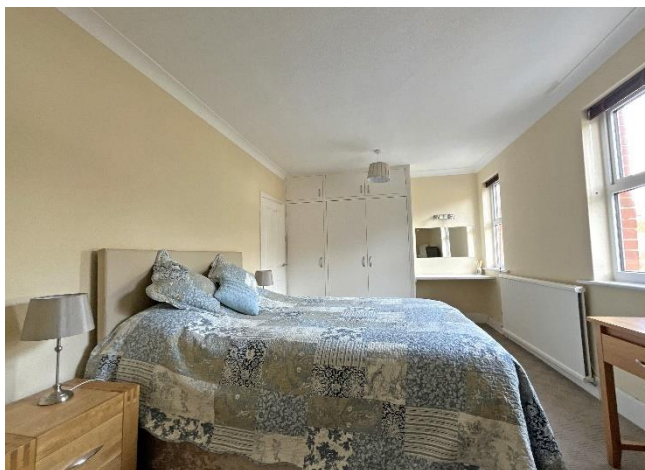
EPC: D

POSSESSION Vacant possession on completion.

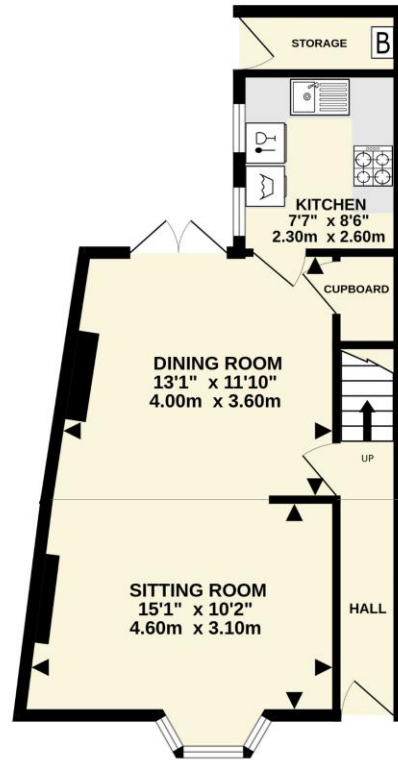
REF: DHS02315

DIRECTIONS (On Foot) From the top of the High Street at the junction with All Saints Road, proceed down the road, taking the second left into Mill Street. At the bottom of the road, turn left, passing Mill Street car park on your right. Take the next right into Riverside where the property will be found on the right as you approach The Ham.

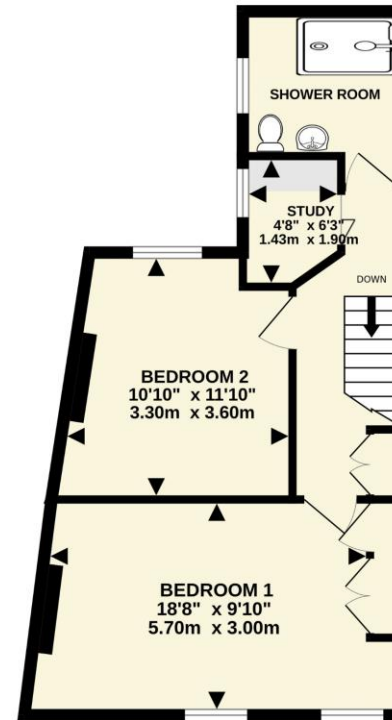
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.0 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.

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