



HARRISON
LAVERS &
POTBURY'S
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harrisonlaunders.com
FOR SALE

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HARRISON
LAVERS &
POTBURY'S

Crossways Cottage
13 School Street
Sidford
EX10 9PF

£195,000 FREEHOLD

A Grade II Listed, thatched, end of terrace cottage situated in the heart of Sidford and only a third of a mile from The Byes and River Sid.

This charming, thatched, cob cottage is Grade II Listed, along with the rest of the terrace, we understand from the vendor that the main thatch covering was replaced in 2009 and the ridge in 2023. The property has gas central heating with underfloor heating on the ground floor and traditional radiators on the first floor. On entering the cottage an entrance lobby leads to the sitting/dining room which has a front facing window looking south-easterly and features a large sealed fireplace with an Oak lintel. The separate kitchen has hardwood work surfaces with a built-in oven, gas hob and dish washer, space for a fridge/freezer and a wall mounted gas boiler. The window over the Butlers sink looks into the rear garden.

On the first floor the main bedroom is of a good size, has a front facing window and a sealed, period fireplace. An inner landing leads to the second bedroom, again with a front facing window and a modern shower room with double cubicle, rear facing window and built-in storage.





To the rear of the cottage and with a north-westerly aspect, is an attractive, courtyard style garden with gated, pedestrian access. A former outside WC has been converted to a utility cupboard with space and plumbing for a washing machine and tumble dryer. To the front of the cottage is a shallow, walled garden which sets the property back from the road.

The property occupies a convenient position in the centre of Sidford and as such, is within short walking distance of all amenities that include a convenience store/post office, popular public houses, the Salty Monk restaurant and regular bus services to the surrounding area. The town centre and seafront are approximately two miles away. Sidmouth offers numerous independent shops and High Street chains, Waitrose, Lidl, a theatre and cinema, popular schools 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 B.

EPC: N/A

POSSESSION Vacant possession on completion.

REF: DHS02302

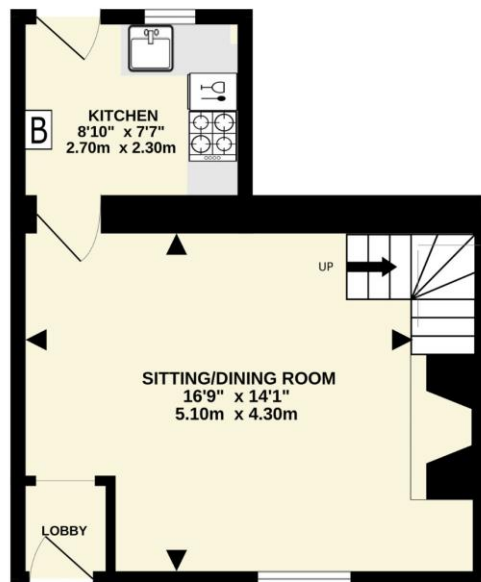
BROADBAND & MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone.

VIEWING Strictly by appointment with the agents.

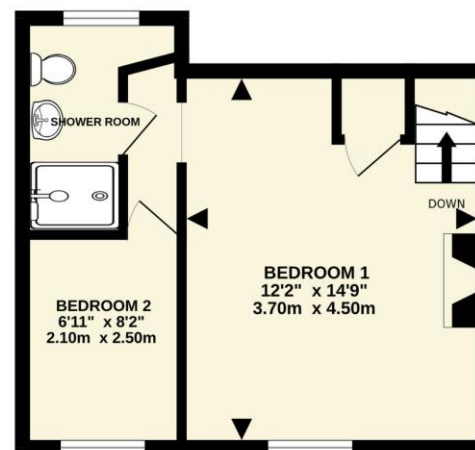
SERVICES Mains gas, electricity, water and drainage connected.



GROUND FLOOR
307 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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