



HARRISON  
LAVERS &  
POTBURY'S

28 Tyrrell Mead  
Sidmouth  
EX10 9TP

£275,000 FREEHOLD

**No ongoing chain - A three bedroom semi-detached house with a south west facing rear garden.**

This three bedroom semi-detached house occupies an almost level site within this popular residential area and is conveniently situated within walking distance of local shopping facilities and bus services at Woolbrook, along with both Sidmouth College and Sidmouth Primary School.

On entering the property an entrance lobby has the stairs to the first floor and leads into the main living area which comprises a lounge/dining room. The lounge area overlooking the front garden with wide bow window and the dining area having French doors to the rear garden. The adjoining kitchen offers a range of storage units and worksurfaces along with a built-in electric oven, gas hob, cooker hood and space for a fridge/freezer and washing machine.

Adjoining the kitchen is an outside Store and WC with hand basin.

To the first floor there are three bedrooms, two having built in wardrobes and the third having a built in storage cupboard. A separate shower/wet room comprises a walk-in shower area, WC and pedestal wash basin and has part tiled walls and a towel rail.





Gas fired central heating is installed (New boiler fitted 2023) and the windows are uPVC double glazed. General modernisation is now required throughout.

To the front of the property there is a small garden which is mainly laid to lawn and to one side, a pathway leads through to the rear garden. This enjoys a lovely south westerly aspect and comprises lawn, paving and a timber garden shed.

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

**EPC: D**

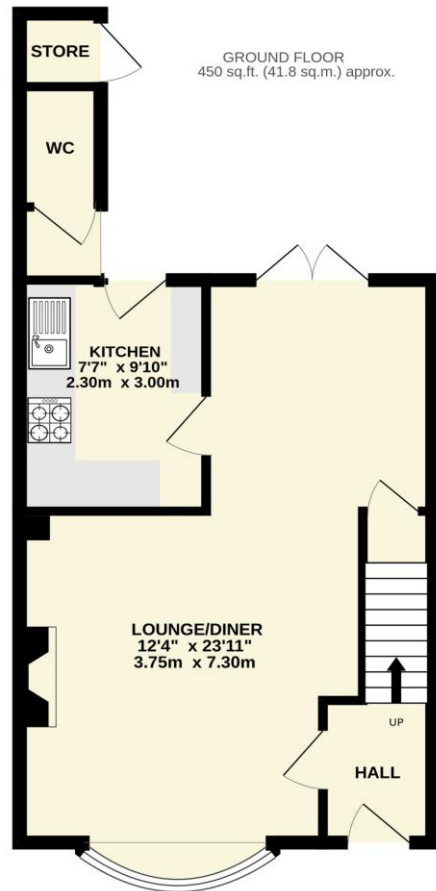
**POSSESSION** Vacant possession on completion.

**REF: DHS02321**

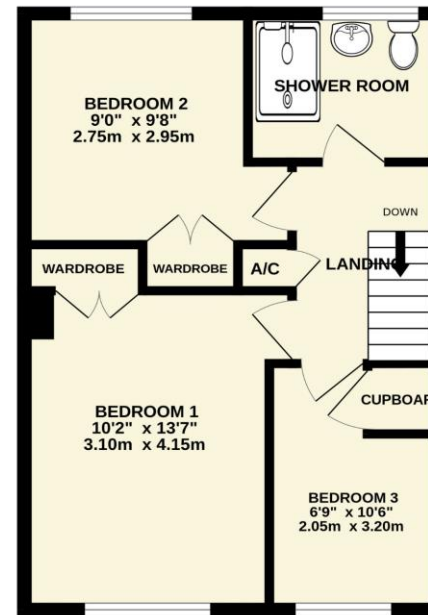
**DIRECTIONS** Leaving the High Street, pass the Radway cinema on the left and continue for approximately two thirds of a mile turning left at Exeter Cross signposted Exeter. At the first mini roundabout turn right into Manstone Lane and follow this road passing Manstone Avenue and Tulley Gardens on the left. Take the next turning left towards Tyrrell Mead and then take the first turning right into a small cul de sac. The property will be found to the left at the end of the cul de sac.

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





**1ST FLOOR**  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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