



HARRISON
LAVERS &
POTBURY'S

Langton
Salcombe Hill Road
Sidmouth EX10 8JR

Guide Price

£800,000 FREEHOLD

Situated within walking distance of the town centre and seafront, a most attractive, three-storey, semi-detached house occupying a corner site overlooking 'The Byes'.

Langton is a substantial property constructed in the Victorian era, circa 1840. Typical of its era, the property retains much of the original character and charm and offers spacious accommodation arranged over three floors.

Situated on the Salcombe Hill side of Sidmouth, the property enjoys a lovely westerly aspect overlooking 'The Byes' riverside walk and takes full advantage of the early evening sunshine. The town centre, esplanade and seafront are all within a short walk and offer an excellent range of services and facilities, along with regular bus services to the surrounding area.

The property has a most attractive, mature garden which wraps around the three sides of the house, the majority being to the rear and giving access to the driveway and garaging. The parking area provides space for three vehicles and there are two single garages.





On entering the property, a recessed porch and substantial front door lead to the reception hall, which is of a generous size and has a uPVC double glazed window along with the staircase to the upper floors.

The ground floor sitting room has a feature fireplace and enjoys a westerly aspect with large bay window. A separate dining room has fitted cupboards to the alcoves and the adjoining kitchen/breakfast room offers a range of storage units and work surfaces, along with a built-in, split-level oven, inset gas hob and space for a dishwasher and fridge/freezer. To the rear of the reception hall there are a series of storage cupboards and a useful shower/wet room.

To the upper floors there are five bedrooms, the largest of these rooms being to the west aspect on the first floor, and currently arranged as a second sitting room with feature fireplace. Three bedrooms benefit from having an en-suite shower room and in addition to this there is a family bathroom, along with a useful utility room at first floor level. From the top floor there is a lovely view westerly, over the town towards Muttersmoor.

Gas fired central heating is installed and some of the windows have been replaced with uPVC double glazed units. **However, general modernisation is now required throughout.**



The gardens comprise areas of lawn along with numerous borders containing mature shrubs and trees, providing colour throughout the year. There is pedestrian access from Salcombe Hill Road, with the driveway and garaging being off Hillside Road.





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

POSSESSION Vacant possession on completion.

EPC: tba

REF: DHS02337

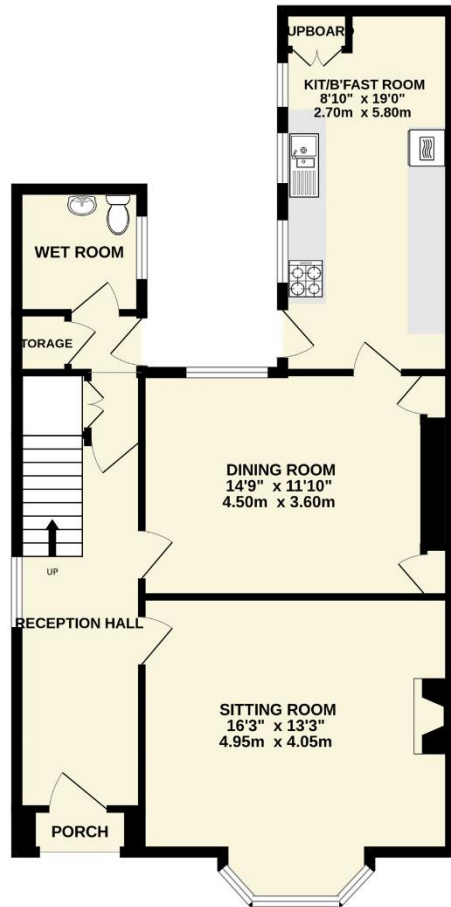
DIRECTIONS Opposite the Radway Cinema, proceed into Salcombe Road and continue over the River Sid following the road around to the left. The next turning right is Salcombe Hill Road and Langton will be seen immediately on the right. The next right turn is Hillside Road where the driveway for the property will be found.

VIEWING Strictly by appointment with the agents.

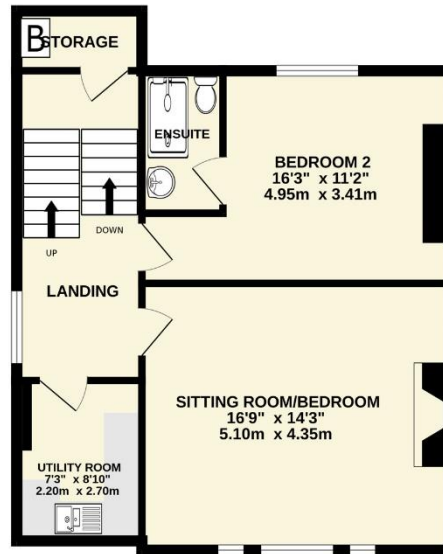


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.

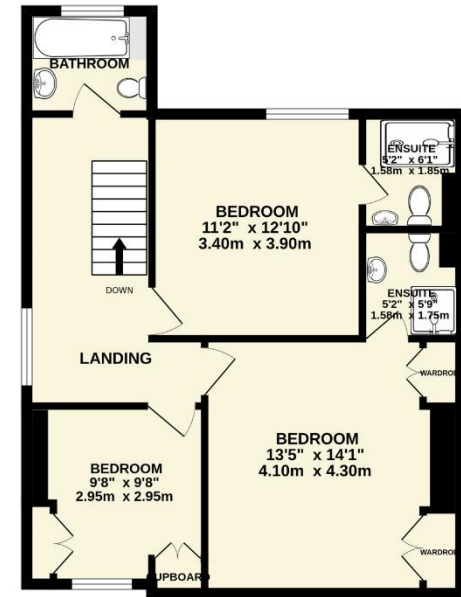
GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



2ND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.5 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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