



HARRISON  
LAVERS &  
POTBURY'S

6 Coburg Road  
Sidmouth  
EX10 8NG

Guide Price  
£425,000 FREEHOLD

**A mid terrace house offering much potential, with off road parking and situated in a desirable location on the edge of the town centre, close to the seafront.**

This post-war house has gas central heating and double glazing and offers the next owner a fantastic opportunity to create their perfect home. The front door opens into a spacious dual aspect sitting room with sliding doors to the rear, opening into the courtyard garden. The kitchen/breakfast room has a range of fitted units, with space for an electric cooker, washing machine and fridge/freezer, a window looking into the courtyard and a roof window bringing extra light into the room. A separate dining room could easily be used as a fourth bedroom, given there is an adjoining shower room.

On the first floor, a spacious landing leads to a main bedroom with fitted wardrobe and dressing table, a second double bedroom with fitted wardrobe, a third single bedroom and a main bathroom.





The front elevation looks north easterly with hardstanding, providing off road parking for one car. To the rear an enclosed courtyard garden enjoys a south westerly aspect and has gated pedestrian side access.

Coburg Road is situated in a desirable location within a Conservation Area, a short walk from all town centre amenities and only a quarter of a mile from the seafront. Sidmouth is an unspoilt coastal town offering numerous independent shops and High Street chains, Waitrose, Lidl, a modern doctors surgery, cottage hospital, popular schools, a cinema, theatre and well supported sports clubs to include rugby, cricket and an eighteen hole golf course.

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

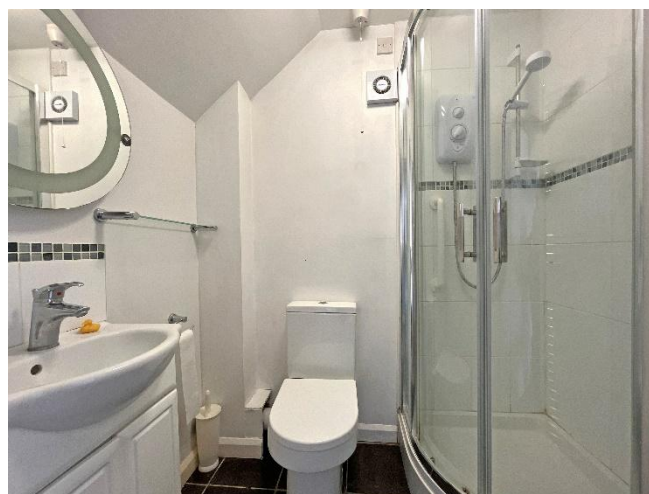
**EPC: D**

**POSSESSION** Vacant possession on completion. No onward chain.

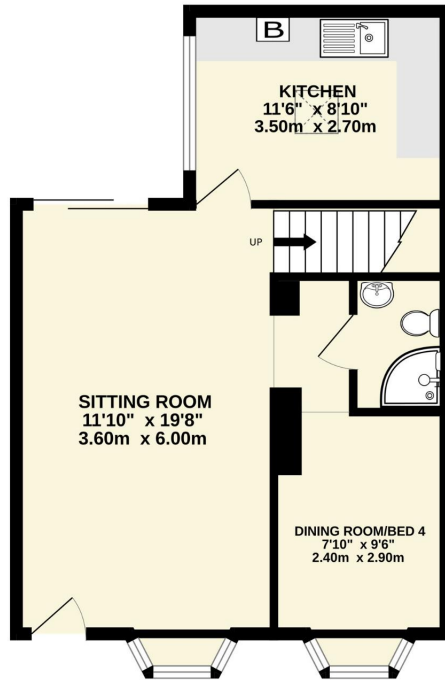
**REF: DHS02359**

**DIRECTIONS** On approaching Sidmouth via the A3052 from Exeter turn right at the Bowd Inn to follow the B3176 (Station Road) into the town. At the mini roundabout next to The Woodlands Hotel, take the second exit to continue along Station Road and just before the pedestrian crossing, turn left into Coburg Road. The property will be found a short way along on the right.

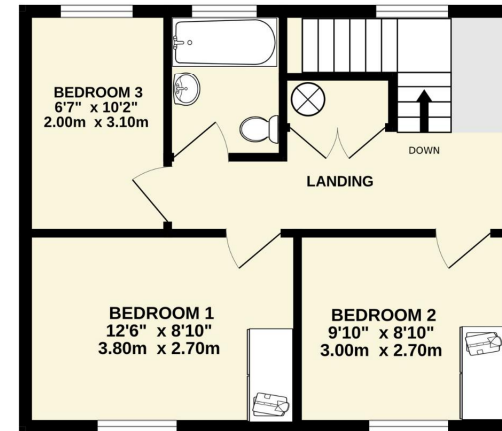
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024



**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)

