





36 Ladymead  
Sidmouth  
EX10 9XN

Investment Opportunity  
Guide Price  
£310,000 FREEHOLD

**A two bedroom end of terrace house, presented in good decorative order throughout and with planning permission to build an adjoining two bedroom house.**

The house comes with planning permission to erect an adjoining two bedroom house with off road parking. We understand the usual three year window has been lifted by virtue of the fact part foundations have been formed. All associated permissions and plans are available to download via East Devon District Council's planning website, copies of which are held in our office.

Recently improved with newly fitted carpets and decoration, this end of terrace house also has gas central heating and double glazing. On entering the property, the sitting room has a front facing window with a south westerly aspect, with views to Muttersmoor. A separate kitchen/breakfast room is fitted with gloss white units, having a built-in electric oven and hob, space and plumbing for a washing machine, with a window and door into the rear garden.

On the first floor the main bedroom looks to the front with fine views over Woolbrook and to the fields leading up to Muttersmoor. The second bedroom looks to the rear and the bathroom is fitted with a white suite, electric shower over the bath and an airing cupboard housing a wall mounted gas combination boiler.







To the front of the house is lawn garden and to the side a driveway provides off road parking. A further area of hardstanding lies to the side of the house with grass borders and raised garden. To the rear and enclosed by timber fencing is a raised patio garden.

Ladymead is conveniently situated on a regular bus route in and out of Sidmouth and is within walking distance of Waitrose, Stowford Community Centre and a modern doctors surgery. The town centre and seafront are around two miles away where there are numerous independent shops and High Street chains, a cinema, theatre, cottage hospital and sports clubs to include rugby, cricket and an eighteen hole golf course.

**AGENTS NOTE** The house was built in the 1980's and is of timber-frame construction. We therefore politely request that anyone seeking mortgage finance takes advice prior to making an offer to purchase.

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

**EPC:** tba

**POSSESSION** Vacant possession on completion.

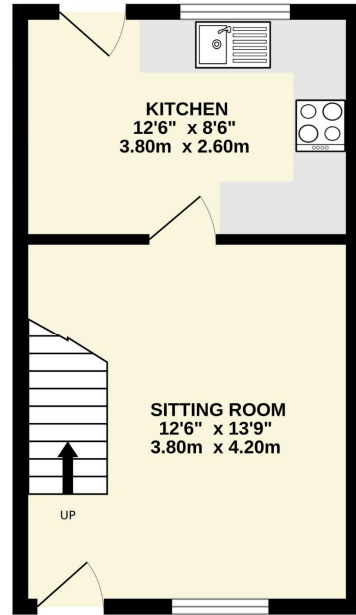
**REF:** DHS02379

**DIRECTIONS** On entering Sidmouth on the A3052 from Exeter, continue straight on at the junction with The Bowd Inn, taking the next right into Woolbrook Road. Follow the road through the pinch point, then turning left into Stowford Rise. Take the second left into Ladymead and at the T junction turn right, follow the road up and the house will be seen ahead of you.

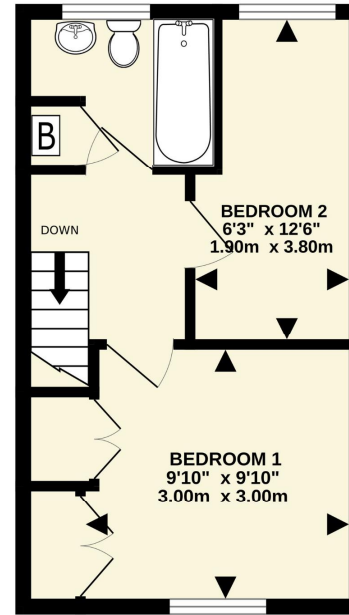
**VIEWING** Strictly by appointment with the agents.



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.  
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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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