



HARRISON  
LAVERS &  
POTBURY'S

57 Peaslands Road  
Sidmouth  
EX10 9BE

£585,000 FREEHOLD

**An attractive, modern, detached house, presented in superb order throughout with open plan living, three bedrooms and three bathrooms and situated in a popular location less than one mile from the seafront.**

Built to a sympathetic design, mirroring its pre-war neighbours, this modern detached house has a traditional appearance but with contemporary, stylish interiors. The entrance hallway has storage and a downstairs WC and leads an open plan sitting/dining room and kitchen. The room is triple aspect with patio doors on each elevation and featuring a bay window. The rear aspect looks to the south where a stylish, quality kitchen is fitted with built in dishwasher, washer/dryer, fridge/freezer, main oven, microwave oven and induction hob.

On the first floor is an impressive, dual aspect en suite main bedroom with bay window, having a fine view down Peaslands Road over The Sid Valley to Salcombe Hill. There is also a built in wardrobe. A good size third bedroom has a south facing aspect and built in wardrobe and across the landing is a well-appointed main bathroom. On the second floor, bedroom two features a vaulted ceiling, walk-in storage and has an en suite shower room.





The house stands on a corner plot with manageable gardens to the south and west enclosed by cane fencing and arranged with patio space for entertaining and lawn garden. A driveway provides parking for one car.

The house is situated in a popular location, a short walk from regular bus services on Temple Street, The Volunteer Inn and Spar convenience store and post office. The Knapp Nature Reserve is a stone's throw away, The Byes and River Sid are only a third of a mile and the seafront is less than a mile away. Sidmouth is an unspoilt coastal town on the Jurassic Coastline, an UNESCO World Heritage site. The town has a broad range of amenities to include Waitrose, Lidl, numerous independent shops, cafes and restaurants.

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

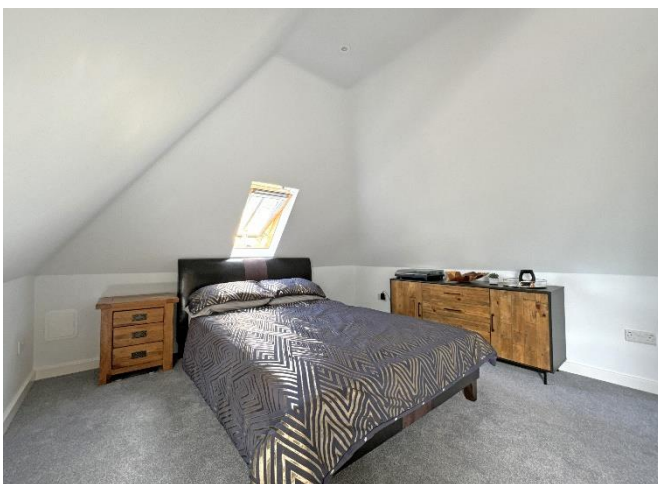
**EPC: B**

**POSSESSION** Vacant possession on completion.

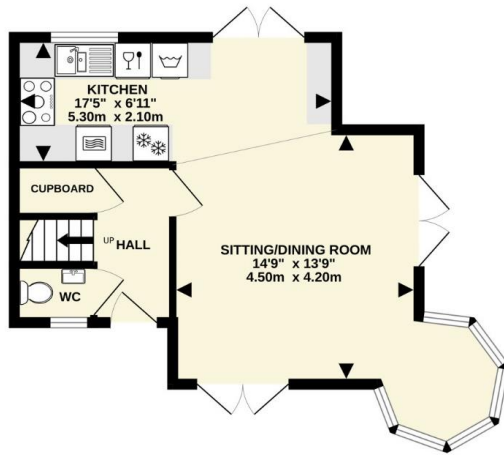
**REF: DHS02416**

**DIRECTIONS** On entering Sidmouth via the A3052 from Exeter, turn right at the junction with the Bowd Inn to join the B3176. Follow the road for around one and half miles, joining Station Road and then turning left at the crossroad junction into Peaslands Road. Follow the road up and over the brow of the hill, whereupon the house will be seen on the right just after the junction with Brewery Lane.

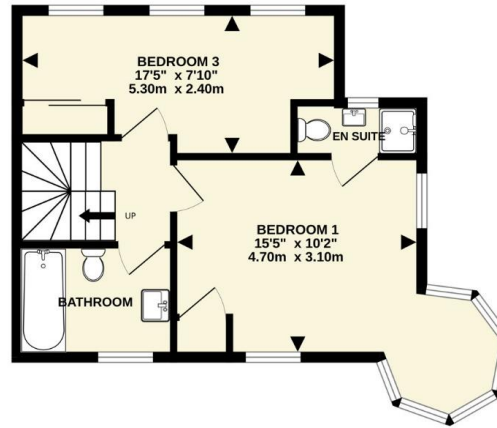
**VIEWING** Strictly by appointment with the agents.



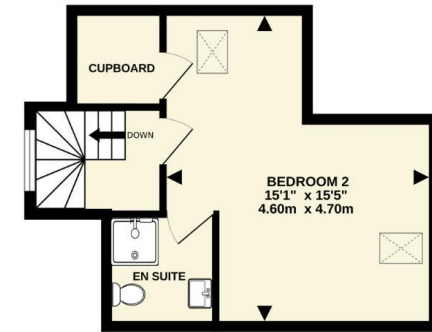
GROUND FLOOR



1ST FLOOR



2ND 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)

