



HARRISON
LAVERS &
POTBURY'S

1 Hill Cottages,
Sidbury,
EX10 0RR

Guide Price
£290,000 FREEHOLD

An attractive and well presented, semi detached cottage with a superb garden, situated a short walk from the village centre.

This attractive period cottage is presented in good decorative order throughout with gas central heating and double and triple glazing. The sitting room is to the front of the property featuring an open fire and two triple glazed windows, with a southerly aspect. The kitchen/breakfast room is fitted with a range of floor standing units with hardwood worktops, a butlers sink, a fitted electric oven and hob and space for a dishwasher, fridge freezer and washing machine.

On the first floor there are two double bedrooms, a single bedroom and a modern well-appointed bathroom with a shower over the bath and a cupboard housing a wall mounted gas combination boiler. There is access to the loft space (no ladder) which is insulated and part boarded for storage.





Secure gated access to the side of the cottage leads to a patio with steps rising to an attractive lawn garden featuring a timber garden shed, timber summerhouse/studio with veranda, a small vegetable garden with pleasant views of the surrounding area.

The cottage is situated within short walking distance of the centre of the village where there is a popular public house, butchers/convenience store, a village hall and a popular primary school. The cottage stands within the village's Conservation Area and East Devon's Area of Outstanding Natural Beauty. As such, beautiful countryside walks are within a short distance. Sidmouth seafront is only three miles away.

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

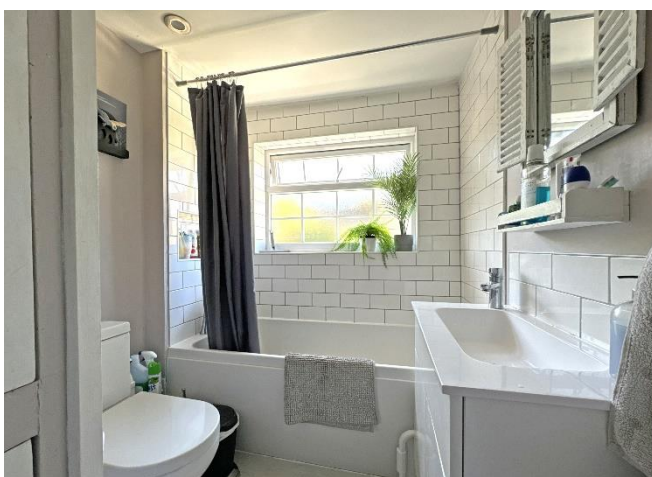
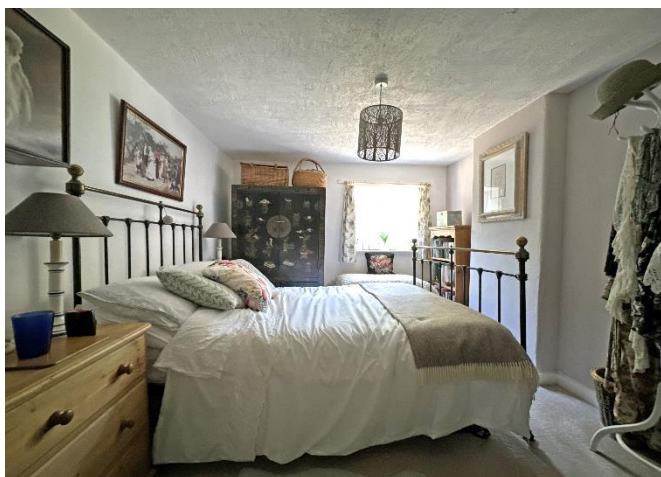
EPC: D

POSSESSION Vacant possession on completion.

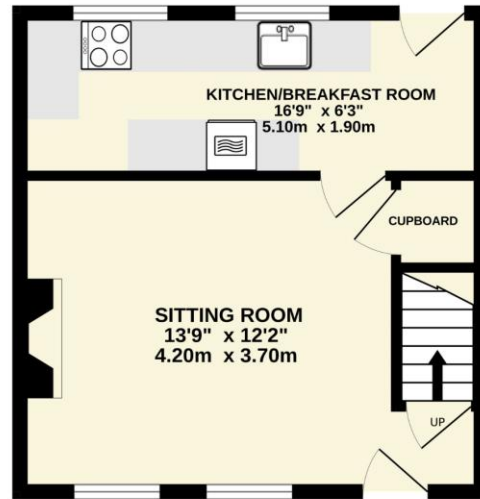
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DIRECTIONS Approaching Sidbury from Sidford on the A375, follow the road for approximately one mile until reaching the war memorial at the bottom of Greenhead. Follow the road around to the right and the cottage will be seen immediately on the left.

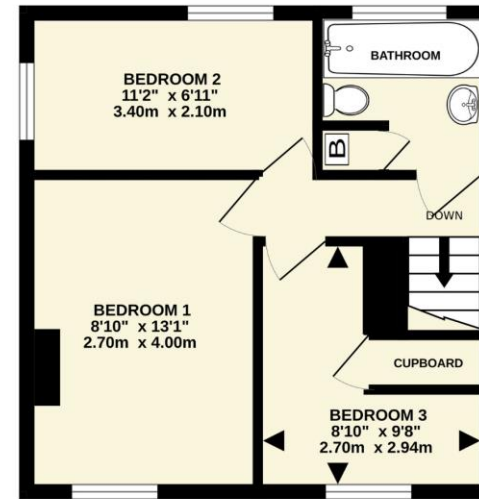
VIEWING Strictly by appointment with the agents. Parking is available on the right, just beyond the cottage, as you head towards the village centre.



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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

