



HLP

HARRISON  
LAVERS &  
POTBURY'S

**34 Fleming Avenue  
Sidford  
Sidmouth  
EX10 9NZ**

**£450,000 FREEHOLD**

**An extended semi-detached house, conveniently situated and with three double bedrooms, along with a south facing rear garden.**

This well presented semi-detached house occupies an almost level site and is conveniently situated within a short walk of local amenities and bus services along with an entrance into The Byes, a delightful riverside walk and cycle track leading to Sidmouth's town centre.

The house offers plenty of parking via a driveway and adjoining this is the integral garage along with a side pathway connecting the front and rear of the house. The rear garden enjoys a lovely southerly aspect and is mainly laid to lawn and has paved areas adjoining the rear of the house which again take full advantage of the aspect.

In more recent years the property has been extended to both the ground and first floor and in 2024 a new kitchen has been fitted. On entering the property, an entrance porch opens into a main living space offering a sitting and dining area. This room is L shaped with a fireplace in the sitting room, featuring a wood burning stove and to the south elevation there is both patio and French doors leading into the rear garden. The kitchen/breakfast room also enjoys a lovely outlook into the garden and offers a range of matching storage units along with worksurfaces which incorporate a breakfast bar. A freestanding dual fuel cooker has electric multi-ovens and a five burner gas hob and there is space for a fridge/freezer and dishwasher.





Adjoining the kitchen is a useful utility room and separate WC, the utility having an extensive range of storage cupboards, a worksurface, sink unit and space and plumbing for a washing machine and tumble dryer. The back door opens onto the side pathway.

An inner hall has a further storage cupboard and a turning staircase rises to the upper floor with the landing having a light tube and access to the roof space via a sliding ladder. The main bedroom is to the front aspect and enjoys a lovely view towards Hatway Hill and has a range of fitted wardrobes with hanging rails and shelving. An adjoining en suite shower room is fitted with a modern white suite and has attractive tiling. Both bedrooms two and three are double rooms and both have fitted wardrobes. There is a separate family bathroom fitted with a white suite comprising a shaped bath with shower over along with a WC and wash basin with vanity unit.

The front garden is mainly laid to lawn and the rear garden has two timber garden sheds along with a large raised vegetable plot.

PV solar panels installed which are owned by the property.

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

**EPC: B**

**POSSESSION** Vacant possession on completion.

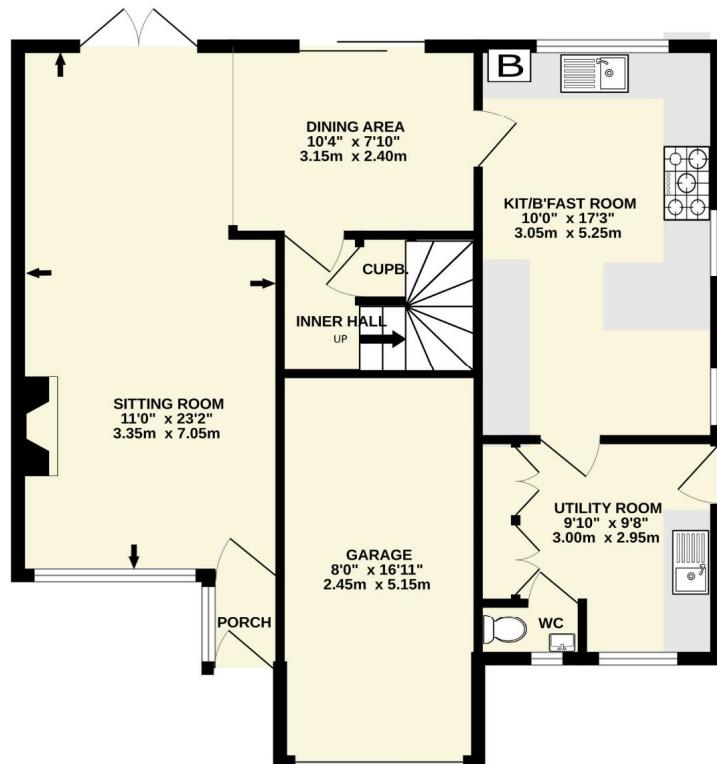
**REF: DHS02422**

**DIRECTIONS** Heading away from town towards Sidford continue along Sidford Road and pass Jubilee Gardens on the right. Take the next turning right into Drakes Avenue and right again into Fleming Avenue, following the road in and around to the left and the property will be seen on the right.

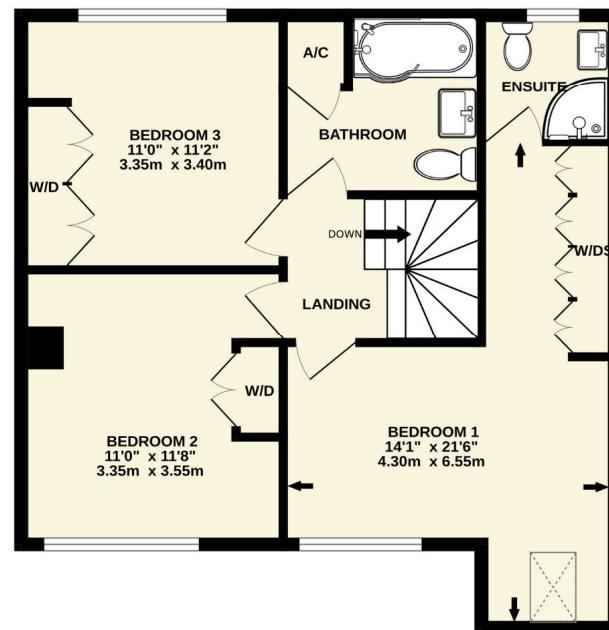
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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**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)

