



HARRISON  
LAVERS &  
POTBURY'S



# 15 Arcot Park Sidmouth EX10 9HP

£300,000 FREEHOLD

**A three bedroom end of terrace house, conveniently situated within a few minutes walk of local amenities and bus services.**

This three bedroom end of terrace house enjoys a very pleasant and open outlook towards Long Park and Salcombe Hill in the distance. Within a few minutes walk there is a selection of shops and bus services within Woolbrook and Sidmouth's town centre and seafront are a little over a mile away and offer an excellent range of facilities. Also nearby is an entrance into The Byes, a delightful riverside walk and cycle track leading to the town centre.

The property occupies a corner site with the majority of the garden being to the rear and enjoying a westerly aspect.

On entering the property, an entrance lobby has the stairs rising to the upper floor along with giving access to both ground floor reception rooms. The sitting room enjoys an outlook to the front aspect towards Long Park and Salcombe Hill and has a fireplace with electric fire along with fitted shelving to one side. Sliding patio doors lead into a conservatory which is uPVC double glazed with sliding door into the rear garden.

The kitchen has an outlook to the rear garden and comprises a range of matching units, worksurfaces and tiled splashbacks. There is a freestanding gas cooker, fridge/freezer and washing machine and a glazed door leads into a separate dining room which enjoys an outlook to the front aspect. Adjoining the kitchen is a useful rear lobby and WC.







To the first floor there are three bedrooms, two to the front aspect and enjoying the outlook, both bedrooms have fitted wardrobes. Bedroom three has an outlook to the rear and also has a fitted wardrobe and there is a separate bathroom fitted with a white suite comprising a bath with shower over, pedestal wash basin and WC.

The property is now in need of modernisation throughout. uPVC double glazed windows and gas fired central heating are installed. The boiler is housed in the airing cupboard on the first floor landing.

Adjoining the front of the property is an area of garden which is mainly laid to lawn with adjoining shrub borders and a pathway leading to the front door and to the side of the house. The rear garden enjoys a westerly aspect and is mainly paved on several levels and has a summerhouse and garden shed.

**There are also double gates opening onto a parking space. This is accessed via a rear drive which we understand is owned by the local authority. The sellers of the property have used this driveway to access the parking space for a number of years. We further understand that this arrangement can be continued, subject to confirmation for the local authority.**

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

**EPC: D**

**POSSESSION** Vacant possession on completion.

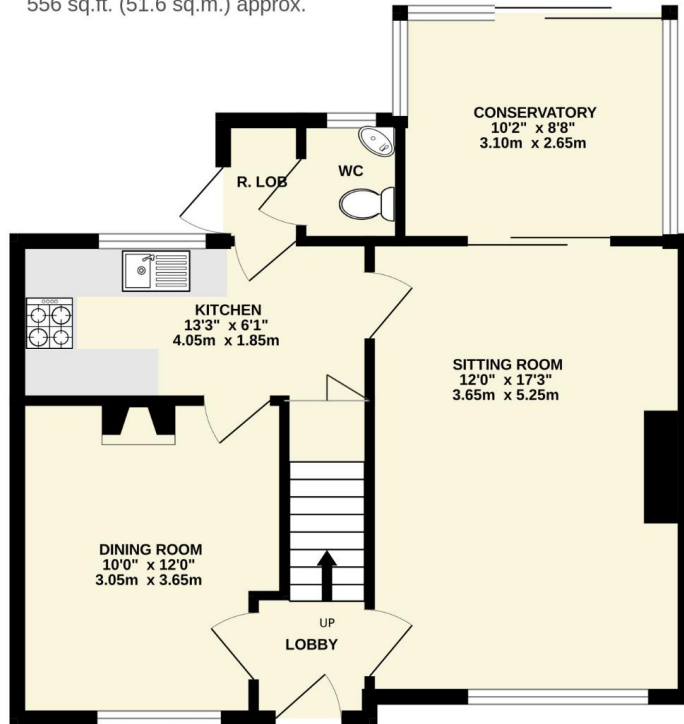
**REF: DHS02429**

**DIRECTIONS** Leave the town passing the Radway cinema on the left and continue for approximately three quarters of a mile meeting the junction at Exeter Cross, which is signposted Exeter. The house will be seen immediately on the left in a slightly elevated position. To access the rear of Arcot Park there are roads either side of Exeter Cross.

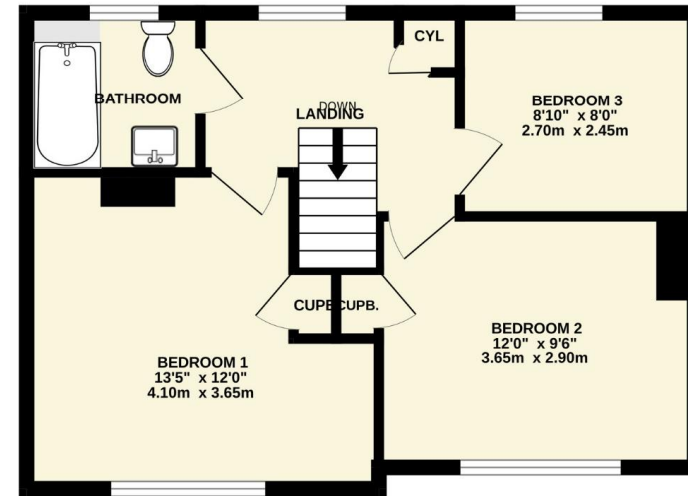
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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.

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