



HARRISON  
LAVERS &  
POTBURY'S

Ashcombe House  
York Street  
Sidmouth  
EX10 8DA

Guide Price £550,000  
FREEHOLD

**Situated in the town centre, a most attractive three storey town house with covered balcony and a beautiful south facing garden.**

This attractive attached property occupies a level site in the heart of Sidmouth's town centre. The high Street and esplanade are within a short walk and offer an excellent range of facilities and nearby are bus services to the surrounding area.

The accommodation is arranged over three floors and takes full advantage of the southerly aspect and from the upper floor there are views to the sea. At first floor level double doors open onto the large covered balcony, again taking full advantage of the aspect.

On entering the property an entrance hall has storage and gives access to two ground floor reception rooms. The sitting room has a fireplace and gas fire, with shelving to the alcove and a study also has a fireplace and fitted bookcases.

The kitchen/dining room is L-shaped and features a vaulted ceiling with exposed timbers, Velux windows and French doors leading into the garden. There is plenty of room for dining and the kitchen area offers a range of storage units and worksurfaces and there is a split-level oven, gas hob and cooker hood. An adjoining utility area has further storage, a Belfast sink and space and plumbing for a washing machine.





An inner hall gives access to a shower room with WC and there is a third reception room which has been used as a hobbies room or snug.

To the first floor, there are two dual aspect bedrooms, the main bedroom having an en-suite bathroom and adjoining dressing room, the en-suite having a bath with shower attachment, WC, bidet and wash basin and the dressing room having a range of fitted wardrobes. The second bedroom has a further en-suite bathroom. To the second floor there are two further bedrooms and a shower room, one of the bedrooms having been used as a further living space and having a kitchen area to one end.

**The ground floor reception hall also gives access via a staircase down to a cellar area which is split into two areas.**

Gas fired central heating is installed and the majority of the windows are uPVC double glazed. General modernisation and improvement are now required throughout.

The garden is beautiful and has a level area of lawn with adjoining well stocked shrub borders to provide colour throughout the year. There are paved areas adjoining the house, a timber garden shed and an enclosed area for dustbins.

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

**EPC:** tba

**POSSESSION** Vacant possession on completion.

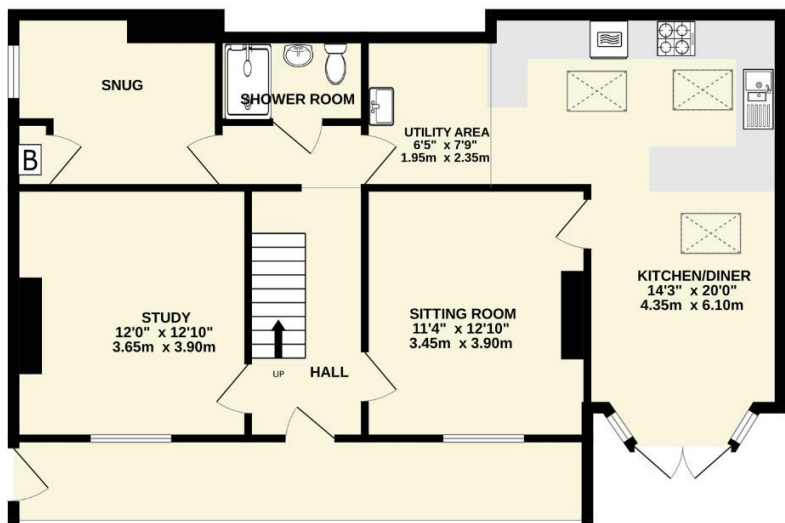
**REF:** DHS02434

**DIRECTIONS** (on foot) From our office on the High Street heading towards the sea front take the second turning left into Mill Street. At the bottom keep to the right and the property will be seen a little way along on the left.

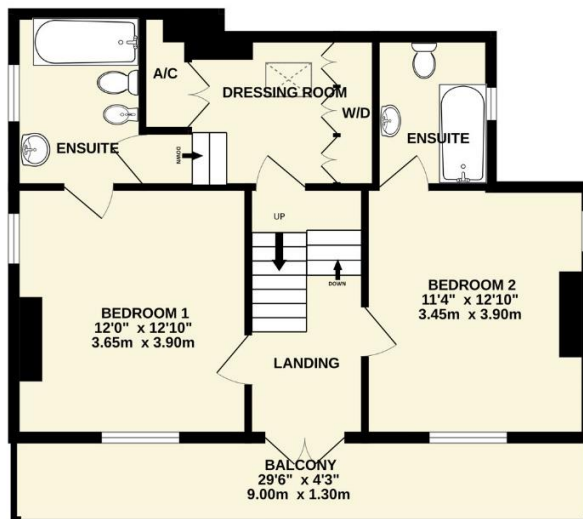
**VIEWING** Strictly by appointment with the agents.



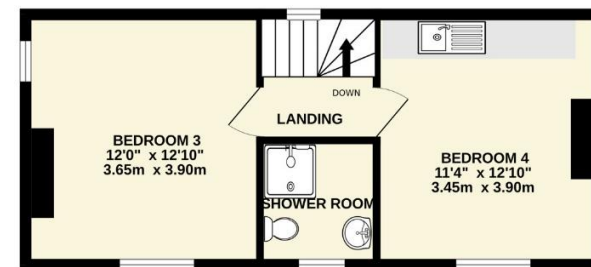
GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



2ND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1850 sq.ft. (171.9 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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