



HLP

HARRISON
LAVERS &
POTBURY'S

7 Fleming Avenue
Sidmouth
EX10 9NY

£350,000 FREEHOLD

An extended, three bedroom semi-detached house situated in a popular location close to the Byes and River Sid.

Offered for sale with no ongoing chain, this semi-detached house benefits from a two storey rear extension providing a larger than average kitchen and bathroom. Once inside, an entrance hall leads to an open plan sitting/dining room with dual aspect, storage cupboard and leading through to a conservatory extension with views easterly to Salcombe Hill. The kitchen/breakfast room is fitted with a range of modern units to include a breakfast bar, built in oven, grill and hob and with space for a dishwasher and fridge/freezer. A door leads to a rear lobby with space for a washing machine, wall mounted gas boiler and storage. There is also a ground floor WC and a door leading into the rear garden.

The main bedroom is of a particularly good size and has a front facing window with a westerly aspect. There is a second double bedroom with good views along Salcombe Hill, a third single bedroom with built in storage cupboard and a larger than average bathroom fitted with a white suite to include a separate shower cubicle with mains shower.





Outside there is lawn garden to the front, having a westerly aspect and to the rear an enclosed and gated rear garden has an easterly aspect and is arranged with lawn and patios. A gate at the foot of the garden opens next to a single garage belonging to the property in front of which a car can be parked.

Fleming Avenue is a popular road on the edge of Sidmouth and within short walking distance of a range of amenities to include a Spar convenience store/post office, popular fish and chip shop, public house, regular bus services and the Byes and River Sid. The property is less than one mile from Sidmouth College, a short drive from Waitrose and Lidl and less than two miles from the seafront and town centre. Sidmouth is an unspoilt town on the Jurassic coastline that offers an excellent range of amenities to include numerous independent shops, high street chains, cafes and restaurants.

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

EPC: C

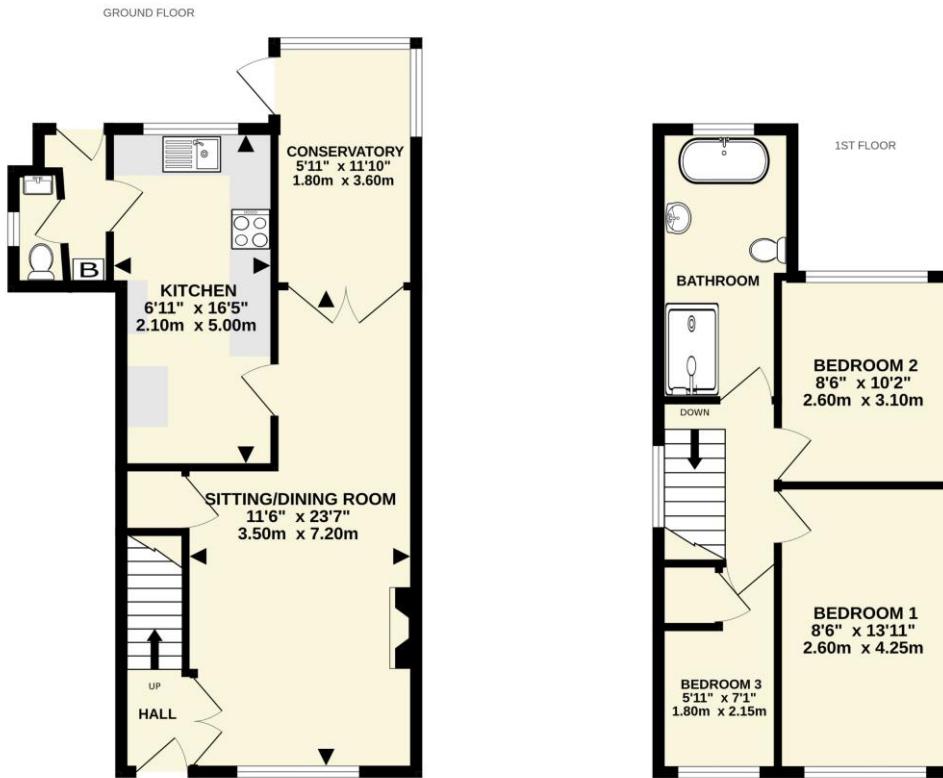
POSSESSION Vacant possession on completion.

REF: DHS02458

DIRECTIONS On approaching Sidmouth via the A3052 from Exeter, pass the Bowd Inn and Kings Garden Centre on the left hand side. Follow Sidford High Street down to the crossroads at Sidford and turn right to join Sidford Road. Follow the road taking the second left into Drakes Avenue and then the first right into Fleming Avenue. The property will be found a short way along the left hand side.

VIEWING Strictly by appointment with the agents.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other items are approximate and to 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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