



HARRISON
LAVERS &
POTBURY'S

18 Ladymead
Sidmouth
EX10 9XN

£225,000 FREEHOLD

A well presented, end of terrace, two bedroom house with off road parking and South-West facing rear garden.

Occupying a slightly elevated position, this end of terrace house was built in the 1980's and is of timber frame construction. The house offers well presented accommodation, having uPVC double glazed windows and gas fired central heating. The entrance porch leads into the lounge/dining room which has a window to the front aspect along with the stairs rising to the first floor. A glazed door leads into the kitchen which enjoys a south westerly aspect, with tiled flooring and a door leading into the rear garden. The kitchen offers a range of matching storage units along with worksurfaces and tiled splashbacks, there is a freestanding gas cooker with hob and space for further appliances. Adjoining the kitchen is a good size utility room which is currently used as a dining room and has French doors leading into the rear garden along with access into a store room which has an electric roller door to the front.

To the first floor there are two bedrooms, the main bedroom having a storage cupboard and the rear bedroom having a view toward Muttersmoor. A separate family bathroom is fitted with a modern white suite comprising a bath with shower over, WC and wash basin with vanity cupboards below. The bathroom also features fully tiled walls and has a chrome heated towel rail.





Adjoining the front of the property is an off road parking area and there are steps down to the front door.

The rear garden enjoys a lovely south westerly aspect and is a low maintenance, enclosed garden with paved and gravel areas along with a water feature/pond.

Ladymeard is conveniently situated on a regular bus route, in and out of Sidmouth and within walking distance of Waitrose supermarket, Stowford Community Centre and the Beacon Medical Health Centre. Sidmouth's town centre and seafront are around approximately two miles away, where there are numerous independent shops and High Street chains, a cinema, theatre and sports clubs to include rugby, cricket and an eighteen hole golf course.

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

SERVICES We understand that all main services are connected.

EPC: C

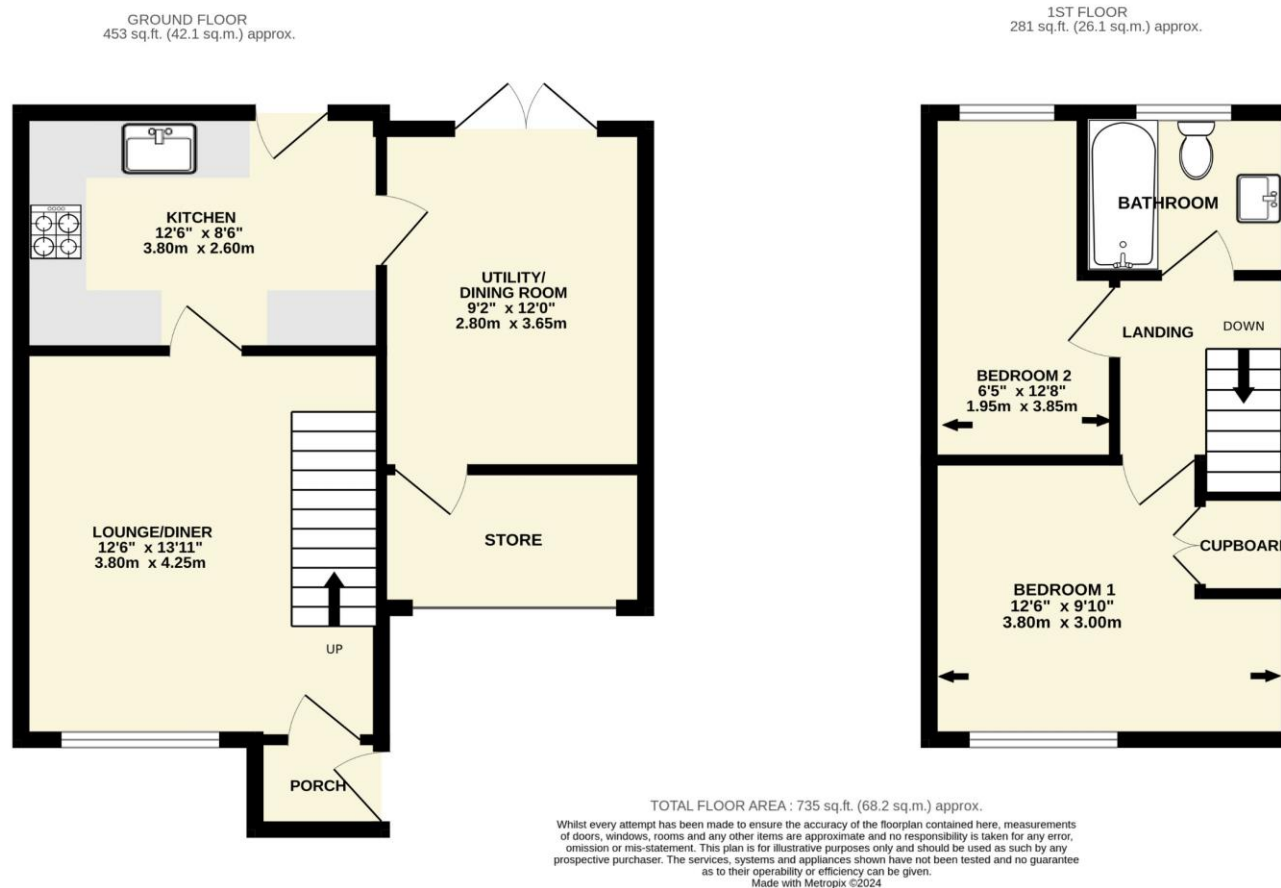
POSSESSION Vacant possession on completion.

REF: DHS02465

DIRECTIONS From the petrol station on Woolbrook Road, drive away from the town centre for just over half a mile, turning right into Stowford Rise. Follow this road up and take the second left into Ladymeard.

VIEWING Strictly by appointment with the agents.





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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