



HARRISON
LAVERS &
POTBURY'S

78 Betjeman Close Sidmouth EX10 9FG

£325,000 FREEHOLD

Occupying an almost level and convenient position, a beautifully presented three bedroom, end of terrace house with garage and garden.

The property was constructed during 2010/11 to a pleasing design, enjoying a westerly aspect and is conveniently situated for local bus services, shopping facilities along with the Waitrose supermarket and the Beacon Medical Health Centre.

Occupying a corner site the majority of the garden is to the rear and enclosed with paved and gravel areas, shrub borders and with a timber summerhouse and garden shed. Pedestrian access from the rear garden leads to a garage block where there is a single garage conveyed with this property.

On entering the house an entrance hall has the stairs rising to the upper floor along with a cloaks/WC which is fitted with a modern white suite. The kitchen enjoys a westerly aspect and comprises a range of matching units, worksurfaces and tiled splashbacks and there is a built-in electric oven, gas hob and cooker hood and space for a fridge/freezer and washing machine.

Enjoying an outlook over the garden is a good size lounge/dining room which has French doors and a window along with a large walk-in storage cupboard.

On the first floor, the landing gives access to the roof space and an airing cupboard and the main bedroom enjoys a westerly aspect, has fitted wardrobes along with an en-suite shower room which is fitted with a





shower cubicle, WC and pedestal wash basin. The two further bedrooms have an outlook to the rear, bedroom two having a single fitted wardrobe and there is a separate family bathroom fitted with a modern white suite, the bath having a shower over.

uPVC double glazed windows and doors are installed and heating is gas fired, with the boiler being located within the kitchen.

The garage which is to the right hand-side of the block, is fitted with a roller door and measures 2.5m x 5.75m. The garage is leasehold held on a 999 year lease and there is a contribution payable for buildings insurance.

Betjeman Close is situated approximately a mile and three quarters from Sidmouth's town centre and seafront where there is an excellent range of shopping facilities and services.

SERVICES We understand that all main services are connected.

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

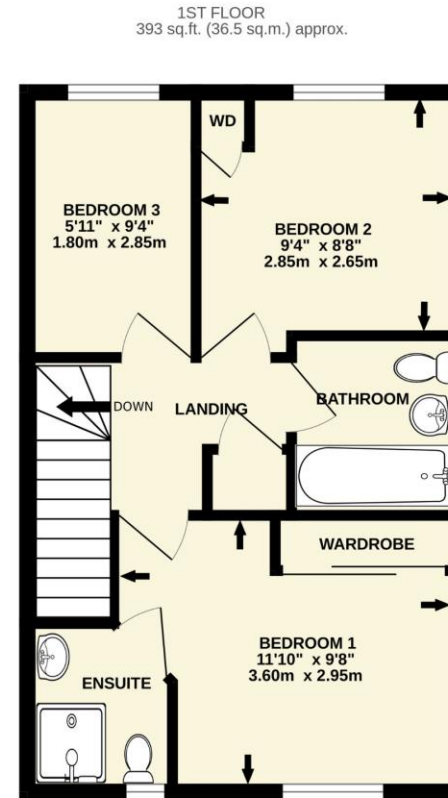
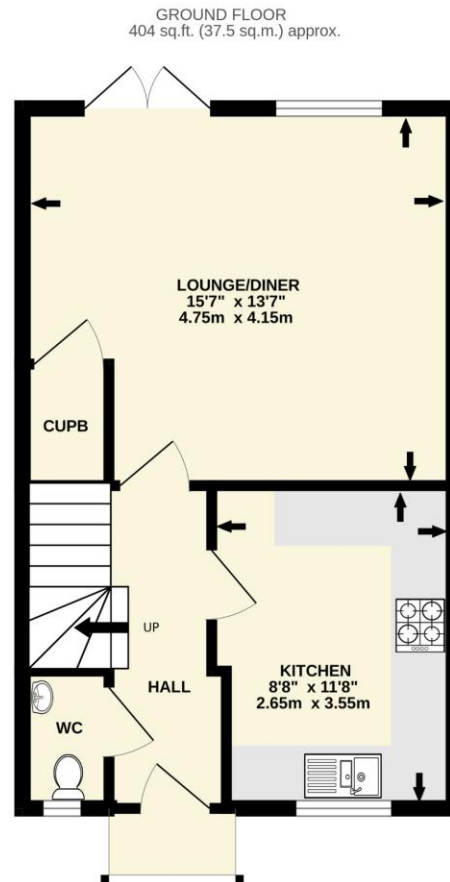
We are advised that there is an annual charge for the maintenance of the open, green spaces at Betjeman Close. The charge for 2025 is £318.51. Service charge payments can be liable to alteration, you should therefore, check the position before making a commitment to purchase.

EPC: B

POSSESSION Vacant possession on completion.

REF: DHS02476

VIEWING Strictly by appointment with the agents.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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.

Made with Metropix ©2025

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

www.harrisonlavers.com

