



HARRISON  
LAVERS &  
POTBURY'S

158 Manstone Avenue  
Sidmouth  
EX10 9TJ

**£195,000 FREEHOLD**

OFFERED FOR SALE WITH NO ONGOING CHAIN.

Three bedroom terrace house, conveniently situated and now in need of modernisation.

The property occupies an almost level site and is conveniently situated within walking distance of local shopping facilities and bus services along Woolbrook Road.

Enjoying a south westerly aspect, the house has an area of garden to both the front and rear with the front garden offering potential for off road parking subject to the necessary consents. The rear garden is enclosed and of a reasonable size, now in need of a little attention, however there is a built-in store and timber garden shed along with an undercover area adjoining the rear of the house.

On entering the property, an entrance hall has an electric wall heater and the stairs rising to the upper floor. The sitting room enjoys an outlook to the front aspect and has an electric wall heater along with a concealed fireplace and the original larder which has the cold shelf and shelving. The adjoining kitchen has various storage cupboards along with a built-in broom cupboard and double drainer sink unit. There is also space for some appliances along with a back door to the rear garden.





The bathroom is to the ground floor and comprises a bath, WC and pedestal wash basin.

On the first floor there are three bedrooms, two enjoying an outlook to the front aspect, the main bedroom having a concealed fireplace and there is a built-in linen cupboard off bedroom two.

The property is now in need of general modernisation throughout. The windows have been replaced with uPVC double glazed units.

**SERVICES** We understand that all mains services are connected.

**BROADBAND AND MOBILE** Basic and Superfast broadband are available with predicted speeds of 12 to 53 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

**EPC: E**

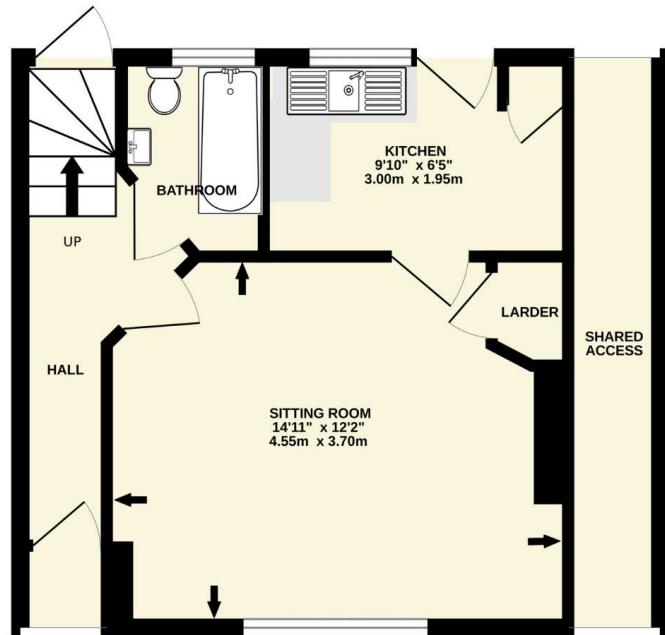
**POSSESSION** Vacant possession on completion.

**REF: DHS02483**

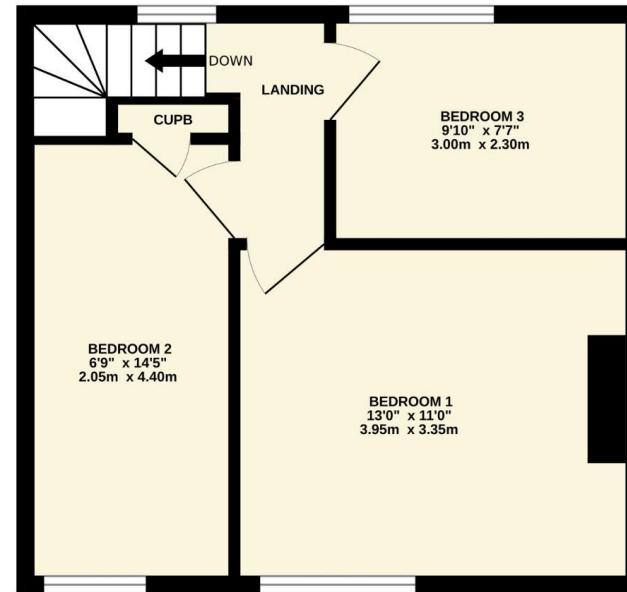
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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