



HARRISON
LAVERS &
POTBURY'S

2 Abbey View
Sidmouth
EX10 9NG

£1,350,000 FREEHOLD

Enjoying a west facing position in a prime residential location, a most attractive and spacious detached house, having a triple garage, ample parking and well maintained gardens.

The property enjoys a lovely open outlook in a westerly direction over The Byes and beyond towards Muttersmoor with the town centre and esplanade being within an almost level walk

This substantial detached house is presented in excellent order throughout and offers accommodation of around 3000 square feet. Built in 2005, the property has gas fired central heating and double glazing which includes a large conservatory to the rear elevation, opening into the garden.

Once inside the property, the reception hallway has the turning staircase, along with good storage and a useful cloaks/WC. The well proportioned sitting room enjoys a triple aspect, has a feature Minster Stone fireplace along with patio doors opening into the rear garden. A separate snug and study both enjoy a westerly aspect and overlooking the rear garden is the large kitchen/dining/family room which links to the conservatory. The kitchen offers an extensive range of storage units along with polished granite worksurfaces incorporating a central island/breakfast bar.





Built in appliances comprise two electric ovens, a gas hob, cooker hood, dish washer and fridge/freezer. The adjoining utility room provides further storage and space for appliances along with a concealed gas boiler. The kitchen/dining room and conservatory all have attractive tiled flooring.

On the first floor, the spacious galleried landing has good storage to include an airing cupboard housing a pressurised hot water cylinder. The main bedroom takes full advantage of the westerly aspect and benefits from a dressing room with a range of fitted wardrobes and an en-suite bathroom with a separate shower cubicle. The guest bedroom also has an en-suite bathroom with separate shower cubicle and there are three further double bedrooms and a family bathroom, also having a separate shower cubicle.

The house sits on a most attractive plot which includes a large driveway/forecourt area, offering plenty of parking and turning, giving access to the detached, triple garage. The gardens are predominantly to the rear and provide excellent privacy, having been landscaped over two levels, the higher level taking advantage of the later evening sun. Adjoining the rear of the house is an area of lawn and extensive patio area, ideal for seating and entertaining. Well stocked borders comprise numerous ornamental trees and shrubs.

The triple garage measures 8.65m x 5.5m and has three electric up and over doors along with light, power and shelving.

Abbey View is situated in both a Conservation Area and an Area of Outstanding Natural Beauty to the east of the River Sid. The Byes riverside walk is close by and provides a scenic route to the town centre.







Sidmouth offers a broad range of amenities to include numerous independent shops and High Street chains, a stunning Regency Esplanade, a theatre, cinema, excellent bus services, Waitrose, a modern health centre and sports clubs to include rugby, cricket and an eighteen hole golf course.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds up to 1000 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 G.

POSSESSION Vacant possession on completion.

EPC: C

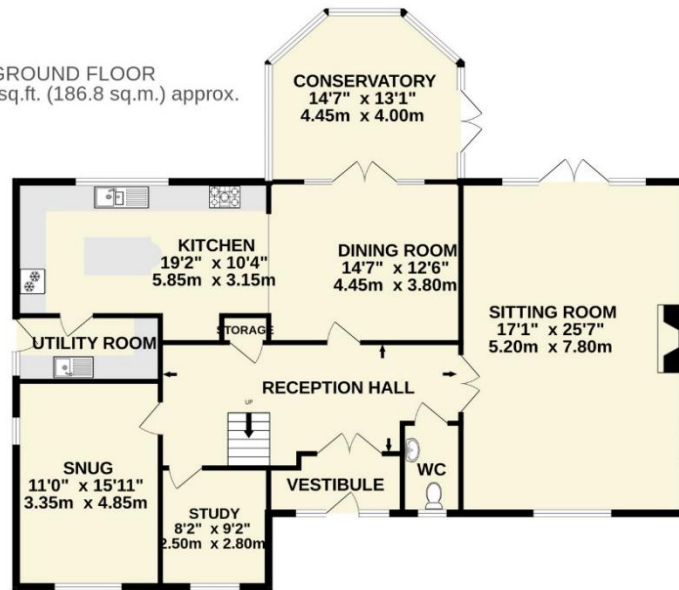
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VIEWING Strictly by appointment with the agents.

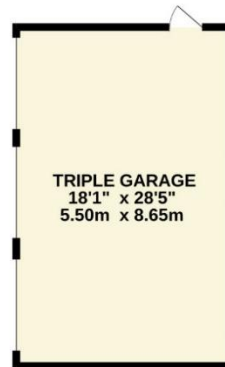


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.

GROUND FLOOR
2011 sq.ft. (186.8 sq.m.) approx.



1ST FLOOR
1462 sq.ft. (135.8 sq.m.) approx



TOTAL FLOOR AREA : 3473 sq.ft. (322.7 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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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

