



HARRISON  
LAVERS &  
POTBURY'S

4 Lawn Vista  
Sidmouth  
EX10 9BY

£260,000 FREEHOLD

**An end of terrace, bay fronted house built at the turn of the last century and situated in a pleasant location, overlooking allotments and The Byes.**

Offered for sale for the first time in some forty years, the house has gas central heating and is to be sold with no on-going chain. Now in need of some modernisation and refurbishment, the house offers tremendous potential for an incoming purchaser to create their perfect home. Once inside, the entrance hallway leads to a front facing sitting room with bay window looking easterly over allotments and to The Byes. A separate dining room leads through to the kitchen where there are fitted units and space for a cooker and fridge. A covered side return serves as a useful utility room and storage area and has a WC and door to the rear.

On the first floor, the main bedroom is a particularly good size with a front facing bay window, again having a superb view over the allotments and The Byes. There is a second double bedroom, bathroom and separate WC.

To the front of the house is a low maintenance gravel garden, whilst to the rear and just a short walk from the house is a west facing patio garden with brick shed.





The house occupies a superb position, opposite The Byes and River Sid and as such has almost direct access onto the picturesque pathways that lead down the town centre. Regular bus services run along nearby Temple Street, the house is just a short walk from a Spar convenience store/post office and the popular Volunteer Inn. The town centre and seafront are just over half a mile away. Sidmouth is an unspoilt coastal town that benefits from a wide range of amenities to include numerous independent shops and High Street chains, Waitrose, Lidl, a cinema, theatre, modern doctors' surgery, Regency esplanade, indoor swimming pool and an eighteen hole golf course.

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

**EPC: E**

**POSSESSION** Vacant possession on completion.

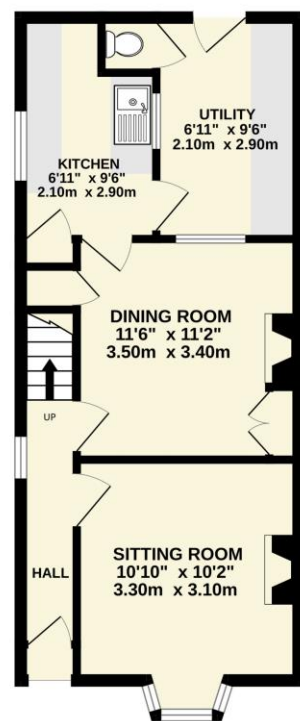
**REF: DHS02417**

**DIRECTIONS** On entering Sidmouth via the A3052 from Exeter, turn right at the junction with Bowd Inn to join the B3176. Follow the road for around one and a half miles, joining Station Road and at the crossroads turn left onto Peaslands Road. At the bottom of the road, at the T junction with Temple Street, turn right and follow the road taking the second left into Lawn Vista.

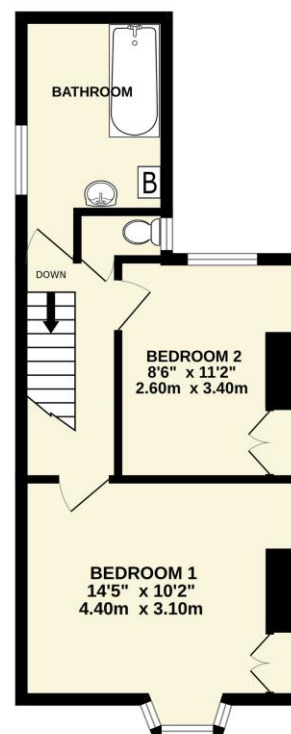
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



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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