



HARRISON
LAVERS &
POTBURY'S

42 Temple Street
Sidmouth
EX10 9BQ

£410,000 FREEHOLD

An attractive end of terrace, three storey Grade II Listed house, with gated off road parking and occupying a convenient position, just half a mile from the town centre and seafront.

Presented in good decorative order throughout and sympathetically modernised, the property has flexible accommodation arranged over three floors and with potential to create a fourth bedroom if desired. Once inside, an entrance hallway has storage and leads to a spacious dual aspect sitting/dining room, featuring a fireplace with log burner, period coving and ceiling roses. The separate kitchen is dual aspect and fitted with modern units, featuring granite worksurfaces, Butler's sink and a built-in electric oven, hob, dishwasher, washing machine and with space for a fridge/freezer. A stable door opens onto a pathway leading to the garden and parking.

On the first floor, a dual aspect main bedroom has tall sash windows to the south and west, is of a particularly good size and has two built-in wardrobes. Bedroom two is a double room with built-in wardrobe, with a rear facing window looking to Salcombe Hill. The main bathroom has a bath and separate shower cubicle, with attractive, contemporary tiling.





A separate shower room has a mains shower and south facing window and offers potential for conversion into a fourth bedroom. On the second floor is a third double bedroom with an attractive arch top window, taking in a far reaching, south facing view down to the sea. Lastly, there is a well appointed shower room with east facing window, having a fine view along Salcombe Hill.

On the rear of the house, a useful store room has power and light and ample space for a tumble dryer and bike storage. A gravel pathway leads through to an enclosed and gated gravel garden and parking area, enjoying a south easterly aspect.

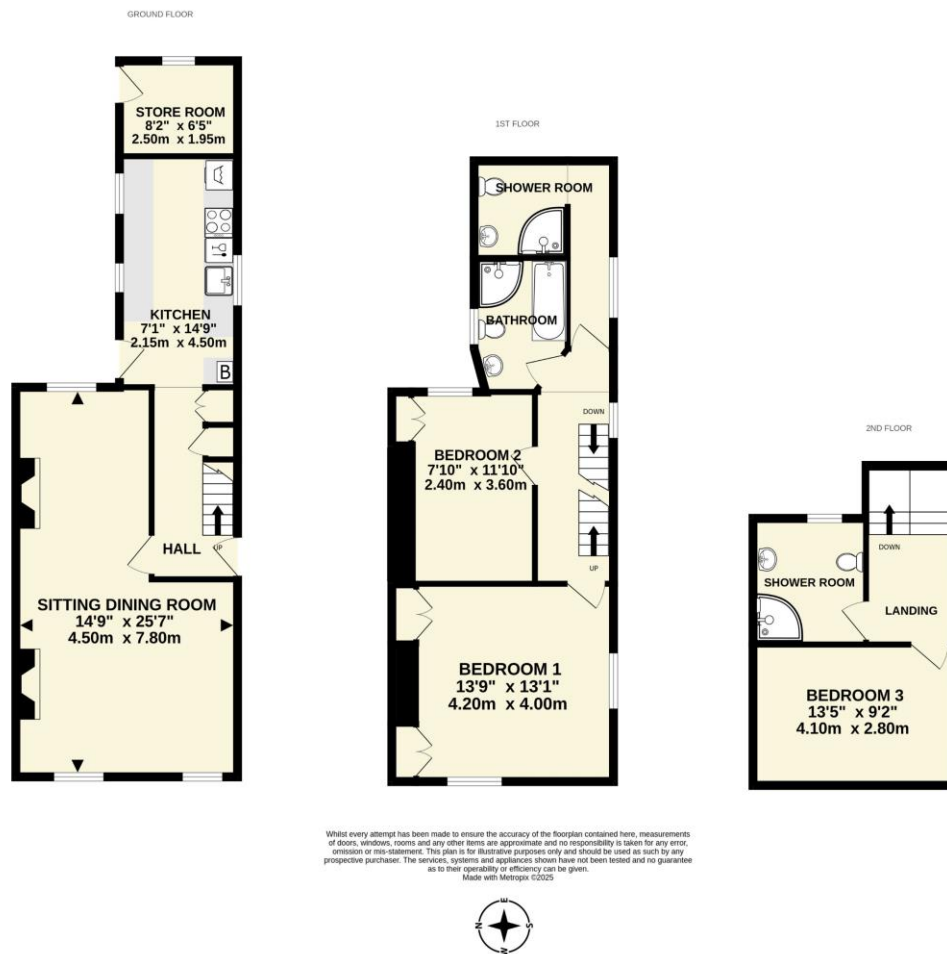
The property stands in a convenient position, on a regular bus route in and out of the town and within short walking distance of The Byes and River Sid, the popular Volunteer pub and a Spar/post office. The town centre and seafront are just half a mile away, placing the property within easy reach of the town's busy High Street with numerous independent shops, High Street chains and popular restaurants. Further afield Waitrose, Lidl, primary schools and Sidmouth College are all within a mile and a half of the house.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds up to 1800 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 C.





EPC: N/A – Grade II Listed

POSSESSION Vacant possession on completion.

REF: DHS02505

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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