



HARRISON  
LAVERS &  
POTBURY'S



Overtoun  
Hillside Road  
Sidmouth  
EX10 8JG

Guide Price  
£1,000,000 FREEHOLD

**Situated on the lower slopes of Salcombe Hill and enjoying a beautiful westerly aspect, a most attractive four bedroom detached house set in approximately a third of an acre of gardens.**

Occupying a gently sloping site in a stunning location, this property is conveniently located within walking distance of Sidmouth's town centre and esplanade. Vehicle access is via a shared private road off Hillside Road, however, from the garden there is access into Beatlands Road, which offers a more direct walk to both the town and seafront.

The house sits toward the top of its site and therefore takes full advantage of some beautiful views across the Sid Valley to the surrounding hills and to the sea.

The gardens offer much interest with sweeps of lawn and adjoining borders containing numerous ornamental trees and shrubs which provide colour throughout the year. The driveway runs through the garden and opens up to a turning and parking area and adjoining the rear of the house is the garage which has an adjoining workshop/store.







The house offers spacious accommodation with a conservatory entrance opening into the reception hall having a useful cloaks/WC off along with the stairs rising to the upper floor.

The two main reception rooms enjoy a lovely dual aspect, both having a bay window to the west elevation, both with fireplaces and gas fire. The kitchen/breakfast offers a range of storage units, along with worksurfaces and incorporates a split-level double oven, gas hob, cooker hood and freestanding dishwasher. An adjoining rear lobby has space for an American Style fridge/freezer and has a wonderful fitted larder with sliding doors and shelving.

The ground floor also offers a study and separate utility room which has space and plumbing for a washing machine and tumble dryer over.

To the first floor, a spacious landing and has glazed doors opening onto a balcony which enjoys the views over the valley. All four bedrooms are doubles and also take full advantage of the views, two of the bedrooms enjoy views to the sea. Bedroom three has an en suite shower and wash basin and there is a separate family bathroom and WC.



Some modernisation is now required to the property. The majority of the windows are double glazed and gas fired central heating is installed, the boiler having been replaced during 2023.

The unspoilt coastal town of Sidmouth is one of the most desirable places to live in East Devon and offers a broad range of amenities to include numerous independent shops and High Street chains, a cinema, theatre, modern doctor's surgery, cottage hospital, Waitrose, bus services to the surrounding area and sports clubs to include rugby, cricket and an eighteen hole golf course.









**SERVICES** Mains gas, electricity, water and drainage are connected. The gas boiler is located in the kitchen.

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted speeds of 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

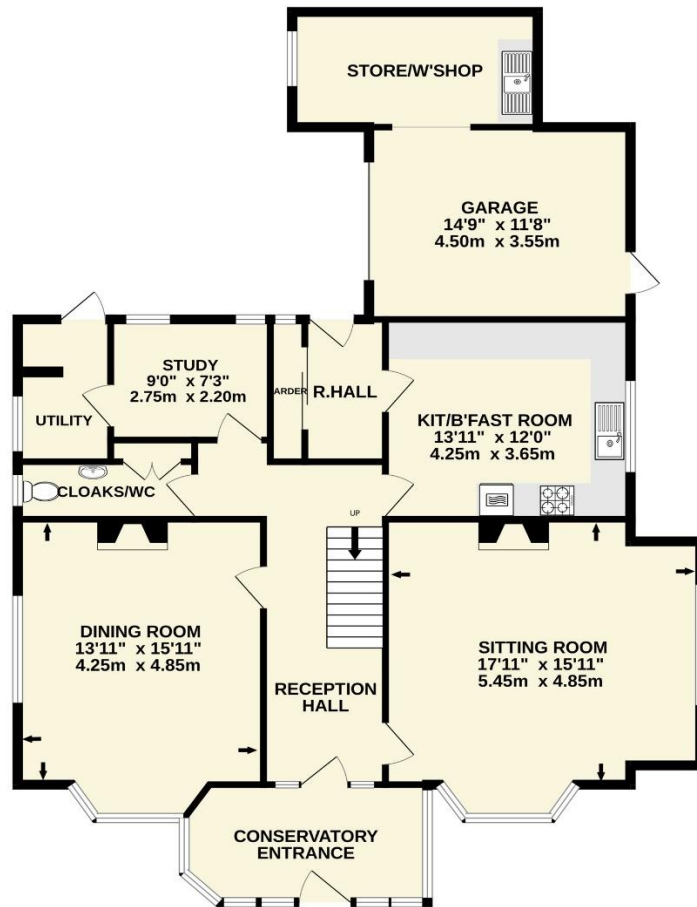
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**VIEWING** Strictly by appointment with the agents.

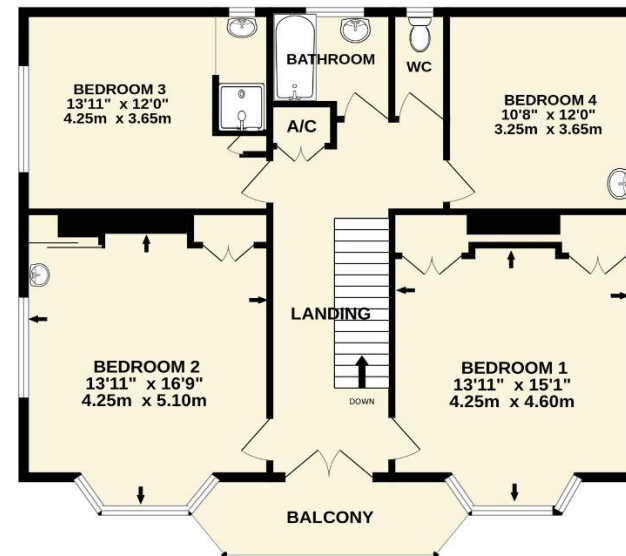


**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to 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  
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 2375 sq.ft. (220.7 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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