



HARRISON
LAVERS &
POTBURY'S

Belvoir
13 Millford Road
Sidmouth
EX10 8DR

£625,000 FREEHOLD

A beautifully presented and much improved Edwardian town house standing in a convenient position on the edge of the town centre and just a third of a mile from the seafront.

Presented in stunning order throughout, this three storey Edwardian town house was constructed in the early 1900's to a design by the acclaimed local architect R W Samson. The house sympathetically combines period features with modern day comforts such as a contemporary kitchen and bathrooms with underfloor heating. A modern two storey extension to the rear has allowed the accommodation to be imaginatively reorganised, creating a spacious utility with generous storage and cloakroom/WC and a particularly impressive kitchen/dining room and living room. This stunning room featuring three large glazed sliding doors to the rear and two lantern windows is beautifully appointed, using quality materials and with built-in appliances to include ovens, an induction hob, large fridge and separate freezer, dishwasher and wine chiller. A traditional sitting room has been retained which enjoys a front facing bay window overlooking the River Sid.

On the first floor, the large main bedroom has a bay window overlooking the river and a second double bedroom has fitted wardrobes and storage. There is a beautifully presented bathroom with separate shower cubicle, all fitted and finished to a particularly high





standard. On the second floor, a generous third bedroom takes in an impressive west facing view over the river and ford and across the valley to Muttersmoor. The fourth bedroom is a spacious single room and lastly there is an impressive shower room.

The house is set back from the road with a well stocked front garden, whilst to the rear the garden has been attractively designed and landscaped to feature a secluded patio along with two useful brick built sheds. A gate provides pedestrian rear access. There is a Resident's Permit Parking scheme on Millford Road itself.

Millford Road stands within a Conservation Area on the edge of the town centre, opposite the River Sid and ford and within short walking distance of The Byes. Sidmouth's busy High Street has numerous independent shops, High Street chains and popular restaurants, all just a short walk from the house. The Regency esplanade that forms part of the Jurassic coastline is just a third of a mile away.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted download 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 E.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02518

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

