



HARRISON
LAVERS &
POTBURY'S

65 Howarth Close Sidmouth EX10 9FA

£325,000 FREEHOLD

An attractive modern detached house with separate reception rooms, en suite main bedroom and in a popular location close to Waitrose.

Presented in excellent order throughout, this modern detached house was built in 2012 with gas central heating, uPVC double glazing and photovoltaic, solar panels. Once inside, the entrance hallway has a WC. The sitting room is dual aspect with patio doors opening into an enclosed garden. A separate dining room is also dual aspect and could easily be used as a study or occasional bedroom. The kitchen is fitted with a range of units to include a built-in electric oven and gas hob and with space for a washing machine and fridge/freezer. A concealed, wall mounted gas combination boiler provides central heating and hot water.

The main bedroom has built in wardrobes and an en suite shower room with a mains shower. The second bedroom is dual aspect and has a fitted wardrobe, there is a third single bedroom and the main bathroom also has a mains shower over the bath.

The main area of garden is well enclosed and is arranged with a patio adjoining the back of the house, a lawn garden, large garden shed and gated access to a driveway providing off road parking for two cars. On the opposite side of the house is an attractive lawn garden and to the front well stocked flowerbeds.





The house occupies a corner position in a popular residential location, a short walk from Waitrose, the modern Beacon Medical Centre, Stowford Community Centre and regular buses to the centre of Sidmouth and the surrounding area. The amenities at Woolbrook that include Lidl, primary schools and Sidmouth college are all within a short drive and the town centre and seafront are less two and a half miles away. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street, having numerous independent shops, High Street chains and popular restaurants.

SERVICE CHARGE There is an annual Service Charge. The property currently contributes £33.25 per month (until November 2025) for the upkeep of common areas within the neighbourhood. These areas are professionally managed.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted speeds of 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 D.

EPC: B

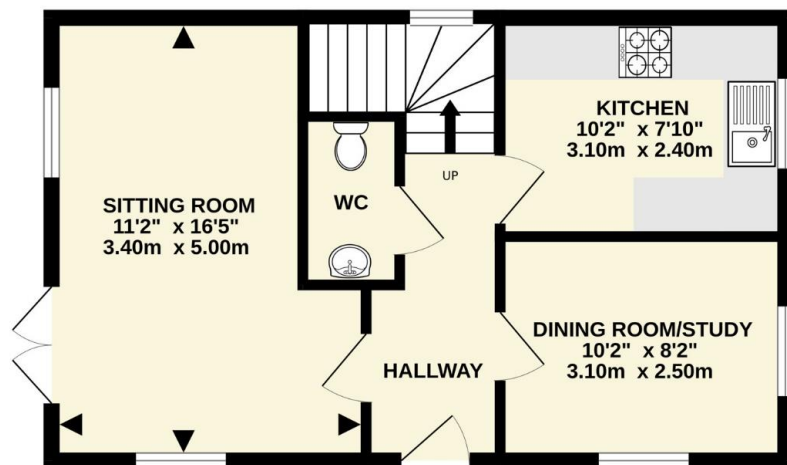
POSSESSION Vacant possession on completion.

REF: DHS02516

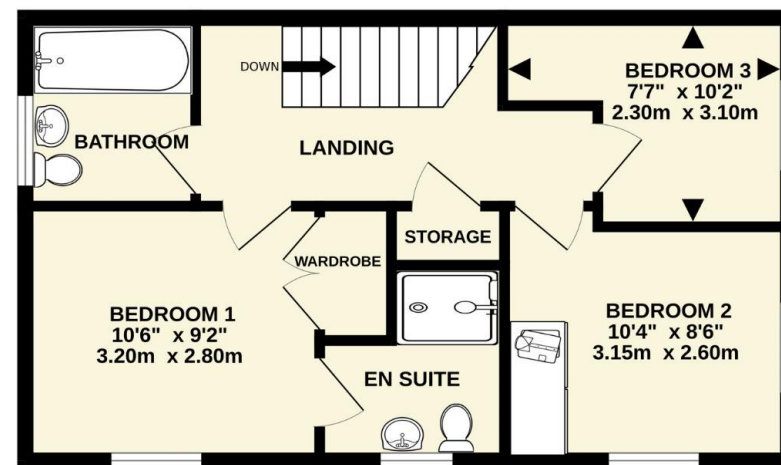
VIEWING Strictly by appointment with the agents.



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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