



HARRISON  
LAVERS &  
POTBURY'S



# 113 Howarth Close Sidmouth EX10 9FA

£335,000 FREEHOLD

**A modern three/four bedroom split level house,  
offering well presented accommodation and  
enjoying views to the surrounding hills.**

The property occupies a convenient location with the Waitrose supermarket and regular bus services being within a short walk.

Presented in good order throughout, the house offers spacious accommodation arranged over three floors, with the rear elevation enjoying a lovely southerly aspect. From the upper floors there are views over the valley to the surrounding hills.

On entering the house, the reception hall has a useful cloaks/WC off along with the stairs leading to both the lower and upper floor. Bedroom three is on this floor with an outlook to the front aspect and enjoying a southerly aspect is a sitting room/bedroom four which has French doors onto a balcony, which takes advantage of the aspect and views.

To the first floor there are two further double bedrooms, both having a fitted wardrobe and the main bedroom enjoying the southerly aspect and views and having an en suite shower room, fitted with a white suite. A separate family bathroom comprises a bath with shower over, WC and wash basin.

On the lower floor is a good size living room with adjoining kitchen/dining room which enjoys a southerly aspect with French doors opening into the garden. The sitting room has a large storage cupboard and the kitchen is fitted with a range of matching cupboards







and worksurfaces, offering plenty of storage. Integrated appliances comprise an electric oven, gas hob, cooker hood, dishwasher, washing machine and there is space for a fridge/freezer.

uPVC double glazed windows and gas fired central heating are installed.

The garden is to the rear of the house and enjoys a southerly aspect. Being mainly paved, the garden takes full advantage of the aspect and has plenty of room for a table and chairs along with tubs and troughs. There is also rear pedestrian access. Adjoining the front of the house is the parking area for two cars.

The house occupies a popular residential location, a short walk from Waitrose, the modern Beacon Medical Centre, Stowford Community Centre and regular bus services to the centre of Sidmouth and the surrounding area. There are amenities at Woolbrook that include Lidl, primary schools and Sidmouth College are within a short drive and the town centre and seafront are approximately two 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.

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

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

**EPC:** tba

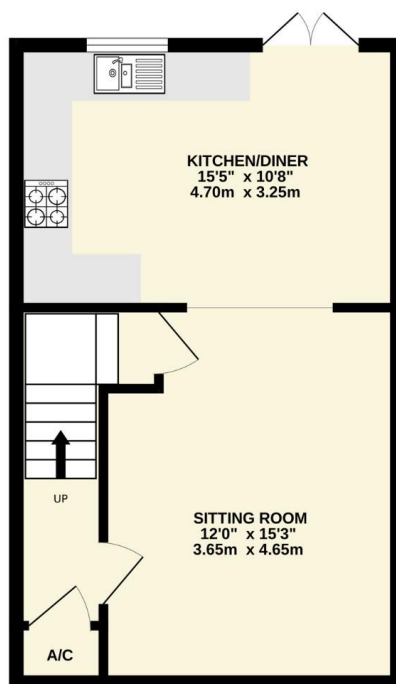
**POSSESSION** Vacant possession on completion.

**REF:** DHS02529

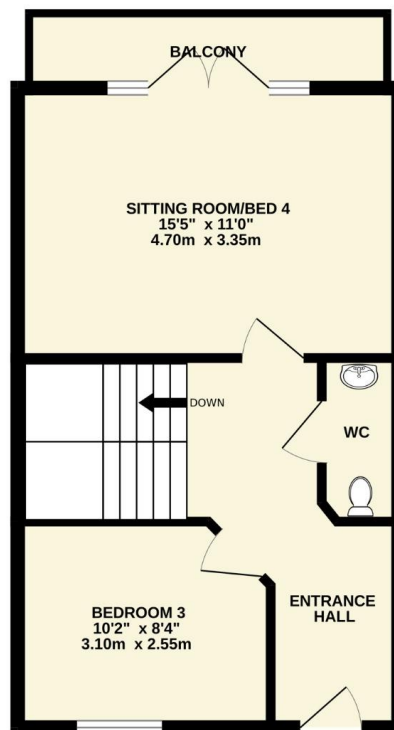
**VIEWING** Strictly by appointment with the agents.



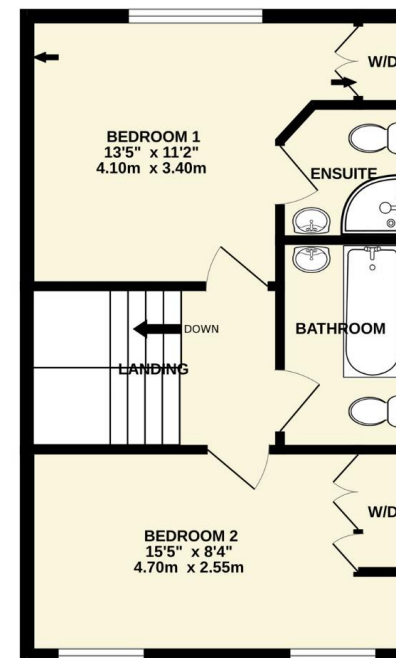
LOWER FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.6 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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**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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