





21 Victoria Road  
Sidmouth  
EX10 8TZ

£750,000 FREEHOLD

**A superbly presented and much improved detached house, occupying a convenient position in a sought-after location with two garages and parking, just half a mile from the seafront.**

The subject on significant modernisation and improvement following the current vendors purchase, this detached house now presents in superb order throughout with replacement double glazing. A number of improvements have been made, most notably the creation of a kitchen/dining room, en suite shower room to the main bedroom and a utility area in the garage. The entrance hall is light thanks to dual aspect windows on the half landing and there is a ground floor cloak room/WC. The sitting room is particularly spacious with a triple aspect, features a period fireplace and has doors leading to the conservatory. The conservatory is of double glazed construction with sliding doors opening into the south facing rear garden. The kitchen/dining room is well appointed with contemporary units, having a built-in oven, hob, dishwasher and fridge and a pantry area. A rear lobby connects the kitchen to the garage where a utility area provides space for a washing machine, tumble dryer and fridge/freezer.

The house has three double bedrooms, all with dual aspect and pleasant views over the immediate neighbourhood. The main bedroom has a south easterly aspect with a view stretching across to Salcombe Hill and has an en suite shower room. Bedroom two is a generous double bedroom with a south facing aspect over the rear garden, bedroom three is a comfortable double room and lastly there is a well-appointed main shower room.







The house stands on an attractive level plot with off road parking for two cars to the front, whilst to the rear, a driveway provides an additional two spaces along with single garage with power and light, accessed via a private lane. The attractive south facing rear garden is mostly laid to lawn, with well stocked beds and borders, patio area and greenhouse.

Victoria Road is a desirable address, with the immediate neighbours being individual detached homes. The top of the High Street is a level, quarter mile walk away with the seafront only half a mile. As such, the property is within close proximity of an excellent range of independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from a busy High Street and amenities such as Waitrose, Lidl, a cinema, theatre and regular bus services to the surrounding area.

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

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

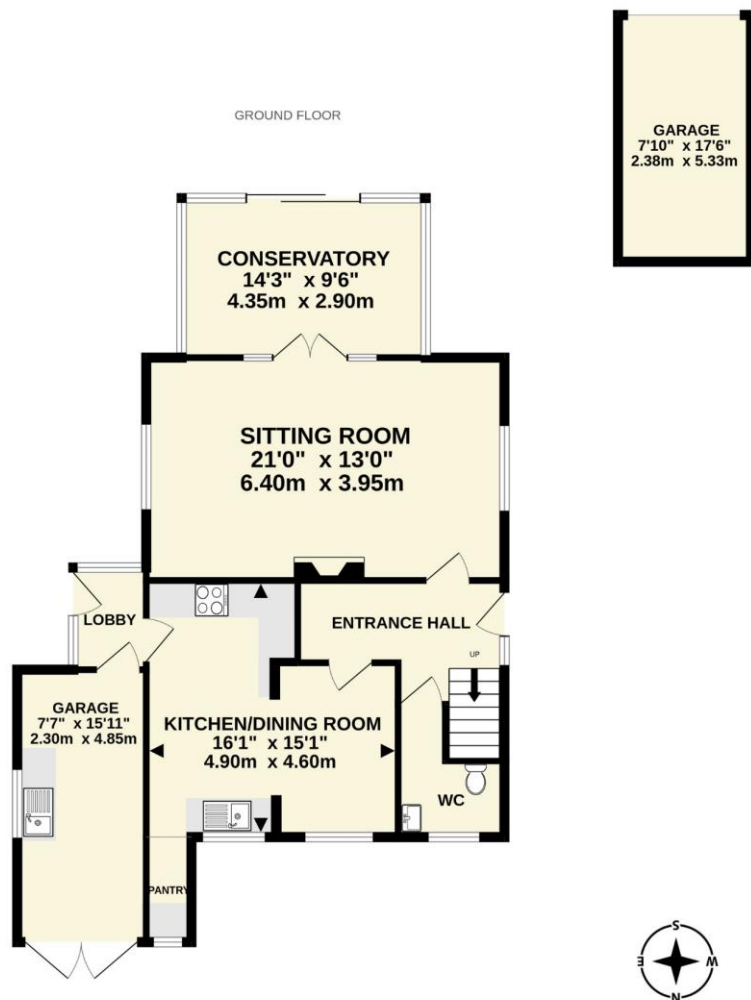
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**POSSESSION** Vacant possession on completion.

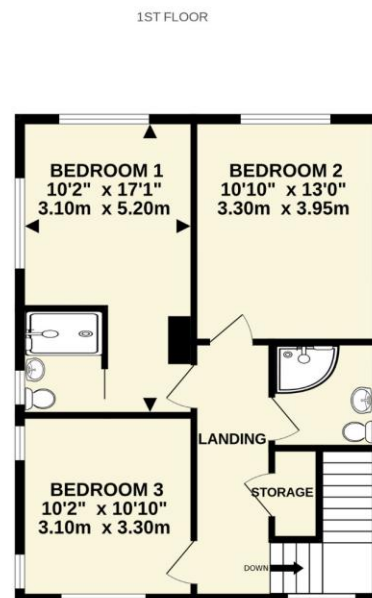
**REF: DHS02544**

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





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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Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

