



HARRISON
LAVERS &
POTBURY'S

10 Hill View Sidmouth EX10 9DF

£275,000 FREEHOLD

A bay fronted terraced house with much potential, fine views and less than one mile from the seafront.

Built at the turn of the last century, this bay fronted terraced house is offered for sale with no on-going chain. Now in need of refurbishment, the house offers tremendous potential to those looking to put their mark on a property and create their perfect home. An open porch leads to the entrance hall, two reception rooms and the kitchen. The sitting room is to the front of the house with an east facing bay window, taking in a fine view along Salcombe Hill and down to the sea. The separate dining room has a rear facing window. The kitchen is dual aspect with fitted storage units, space for a gas cooker and a fridge. We understand the floor standing gas fired boiler is unserviceable. An airing cupboard provides some storage and houses the hot water cylinder. A side door opens into a utility area with plumbing for a washing machine and a WC.

There is a storage cupboard and loft access on the first floor landing. The main bedroom is particularly spacious and features a bay window looking east over the Sid Valley, along Salcombe Hill and to the sea. There is a built-in wardrobe and a period cast iron fireplace that is not in use. The second double bedroom has a built-in wardrobe and rear aspect and there is a third single bedroom that could easily be used as a study. Lastly, the bathroom is fitted with a white suite, having an electric shower over the bath.





There is a good size garden to the rear with a gate providing pedestrian rear aspect via Higher Hill View. To the front of the property is a shallow low maintenance garden.

Hill View is in a popular residential location, a short walk from regular bus services on Temple Street, Volunteer Inn and Spar convenience store and post office. The Byes and River Sid are only a third of mile away and the seafront is less than a mile. Sidmouth is an unspoilt town on the Jurassic coast, benefitting from a busy High Street, with numerous independent shops and High Street chains, Waitrose, Lidl, popular schools, a college, well supported sports clubs, a cinema and theatre.

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 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 C.

EPC: E

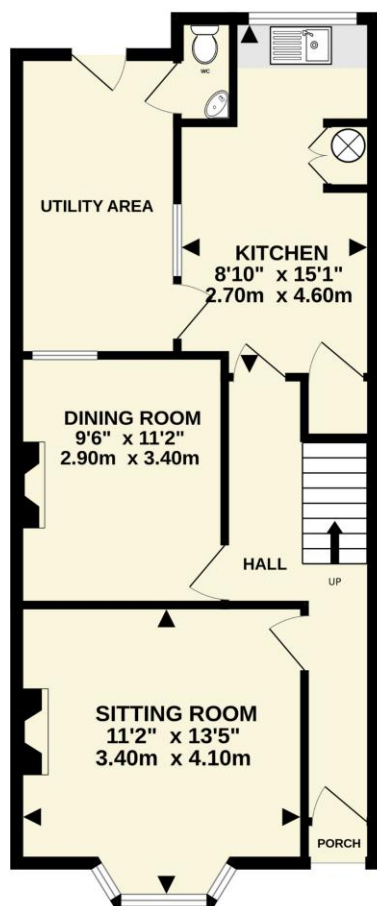
POSSESSION Vacant possession on completion.

REF: DHS02542

VIEWING Strictly by appointment with the agents.



GROUND 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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1ST FLOOR



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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