



1 Old Hayes  
Cotmaton Road  
Sidmouth  
EX10 8EY

£375,000 FREEHOLD

**A beautifully presented end of terrace town house, situated in a sought-after position close to the town centre and seafront, with the benefit of a large car parking space.**

Presented in immaculate order throughout, the property is currently run as a successful self-catering holiday cottage awarded Gold and 4 Star ratings from Visit England. The property is fully compliant with the latest fire safety legislation and is a turn key opportunity for anyone looking to do the same. Equally, the property would ideally suit those looking for a lower maintenance home within walking distance of the town centre and seafront.

Once inside, an entrance hall leads to a spacious sitting/dining room with south facing sliding door opening onto a private patio. The separate kitchen is fitted with a comprehensive range of units, with hardwood surfaces, built-in fridge/freezer, oven and hob. The sale also includes a washer/dryer. The whole of the ground floor has solid Oak flooring.

On the first floor, the large main bedroom has two south facing windows overlooking the garden and wall to wall built-in wardrobes. There is a second double bedroom again with built-in wardrobes and lastly a well-appointed bathroom with shower over the bath.





The garden area to the side is gated to the front and provides a secluded seating area, with potential to house a shed or be fenced off for a pet.

To the rear of the house, a private patio overlooks a delightful, south facing cottage garden. The area of garden directly in front of the patio, and to the side, belongs to the property. The rear lawned area is purposefully left open plan, with other owners, for mutual appreciation of this lovely garden (there are reassuring covenants attached to Old Hayes, to protect the quiet enjoyment of this tranquil view; these relate to noise, no ball games, no dogs allowed to run free or foul the garden, nor anything that could cause nuisance and annoyance. All covenants are respected and appreciated).

There is a right of way around Old Hayes used by the gardener and window cleaner.

Old Hayes is a terrace of five properties, standing in a Conservation Area, less than half a mile from the town centre and seafront. As such, the property is well placed for all town centre amenities and the busy High Street with numerous independent shops, High Street chains and popular restaurants.

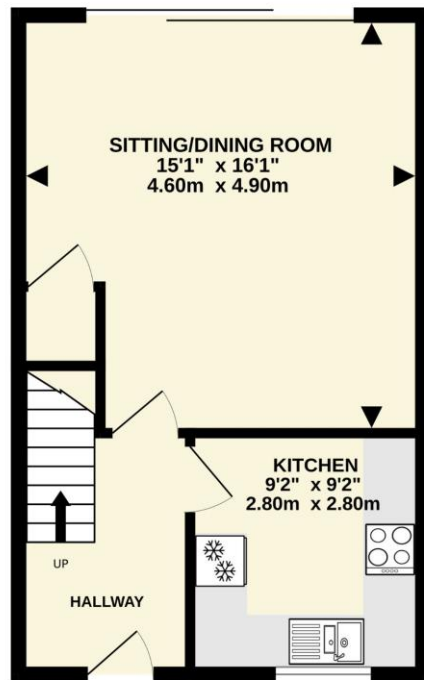
**SERVICE CHARGE** The five property owners collectively pay for regular garden maintenance, window and gutter cleaning and sweeping the drive, the charge for which is £114 per quarter – correct at June 2025.

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

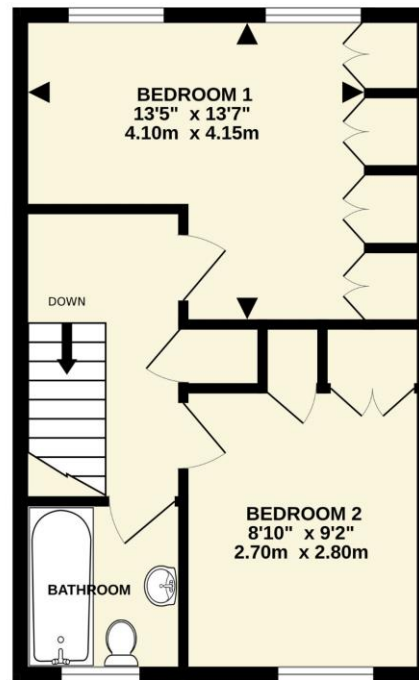
**BROADBAND AND MOBILE** Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – June 2025.



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.  
Made with Metroplan 5.025



**OUTGOINGS** We are advised by East Devon District Council that the council tax is currently charged at Business Rates. The previous domestic rate was D.

**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02550**

**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.

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