



76

74



HARRISON  
LAVERS &  
POTBURY'S



76 Fleming Avenue  
Sidmouth  
EX10 9NH

£325,000 FREEHOLD

**A three bedroom semi-detached home, offered for sale with no on-going chain and situated in a popular location close to The Byes and River Sid.**

This semi-detached house was built in the mid 1970's, has gas central heating via a combination boiler, double glazing and is offered for sale with no chain. Once inside, there is a spacious dual aspect sitting/dining room with sliding patio doors into the rear garden. The room enjoys a westerly aspect to the front and easterly to the rear. A separate kitchen is fitted with a range of units, having space for an electric cooker and fridge/freezer. The rear porch provides utility space with room for a washing machine and tumble dryer and leads to a ground floor WC.

On the first floor, the main bedroom is of a particularly good size with a front facing window. The second bedroom is only fractionally smaller and enjoys a rear facing aspect with a pleasant view over the surrounding area and through to Salcombe Hill. A third single bedroom looks to the front and lastly a shower room is fitted with a double cubicle and white suite.

The house stands on a level plot with lawn garden, driveway and single garage to the front. A pathway to the side has a raised flowerbed and leads through to a deep and attractive rear garden, enjoying an easterly aspect and comprising lawn and well stocked beds and borders.







Fleming Avenue is a popular residential address, situated just a third of a mile from the amenities at Sidford which include a convenience store/post office, popular public house and takeaway and regular bus services to the surrounding area. The idyllic foot and cycle paths running through The Byes and along the River Sid are just a quarter of a mile away and provide a picturesque journey of around two miles down to the town centre. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from a broad range of amenities to include Waitrose, Lidl, numerous independent shops, High Street chains and popular restaurants.

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

**BROADBAND AND MOBILE** Standard and Superfast broadband are available with predicted download speeds of 40 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. This information is correct at August 2025.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is C.

**EPC:** D

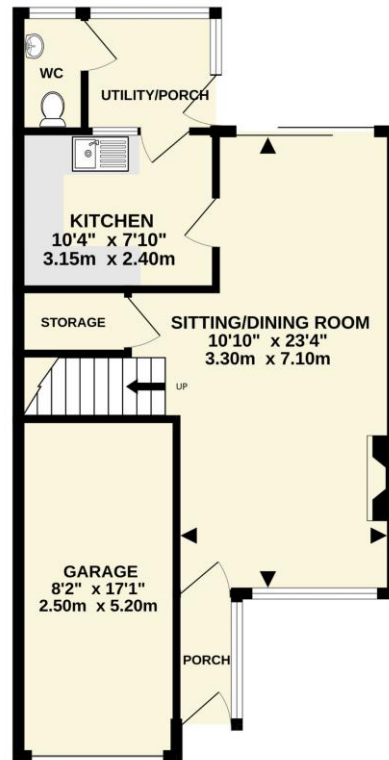
**POSSESSION** Vacant possession on completion.

**REF:** DHS02561

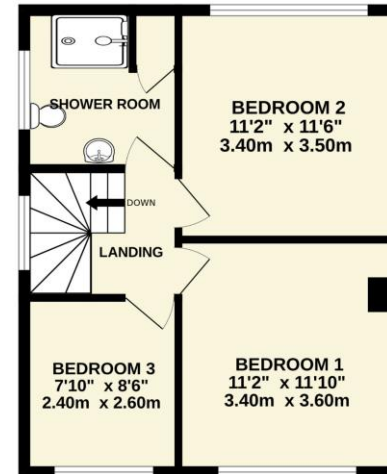
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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.  
Made with Metropix ©2025



**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.



Tel: (01395) 516633

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

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

