



MULBERRY
COTTAGE

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HLP

HARRISON
LAVERS &
POTBURY'S

2 Old Hayes
Cotmaton Road
Sidmouth
EX10 8EY

£335,000 FREEHOLD

A three bedroom town house forming part of a small development, with off road parking and only half a mile from the town centre and seafront.

Offered for sale with no ongoing chain is this three bedroom, mid-terraced town house, with gas central heating and double glazing. Once inside an entrance hallway has a cloakroom/WC, door to the kitchen and sitting dining room and stairs rising to the first floor. The kitchen is fitted with a good range of units to include a built-in fridge, freezer, oven and gas hob and there is also space for a washing machine. The sitting dining room is a good size, has a storage cupboard and south facing sliding door opening onto a private patio overlooking the garden.

There is an airing cupboard housing the gas boiler and hot water cylinder on the first floor landing, further storage and access to the loft space via a pull-down ladder. Bedroom one has fitted wardrobes and a south facing aspect to the rear, there is a second double bedroom, again with fitted wardrobes. A third single bedroom enjoys the south facing aspect and lastly, a shower room is fitted with a white suite and an electric shower.

A private patio adjoins the back of the house and is accessed via the sitting dining room and leads onto attractive, south facing lawn gardens. The garden immediately behind the house belong to the property.





The gardens are purposefully left open-plan, for mutual appreciation. There are reassuring covenants attached to Old Hayes, to protect the quiet enjoyment of this tranquil vista; these relate to noise, no ball games, no dogs allowed to run free or foul the garden, or anything that could cause nuisance and annoyance. All covenants are respected and appreciated. To the front, a private off road parking space belongs to the property.

Old Hayes is situated in a convenient and sought after location within a Conservation Area, only half a mile from the town centre and seafront. As such, the property is within easy reach of regular bus services, numerous independent shops and High Street chains, popular restaurants, beautiful public gardens and the delightful Regency Esplanade that forms part the Jurassic Coastline.

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.

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

EPC: C

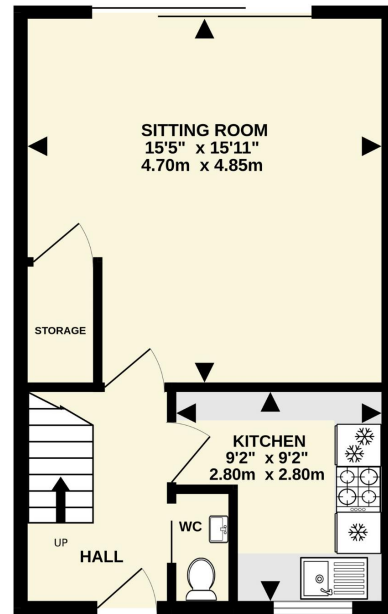
POSSESSION Vacant possession on completion.

REF: DHS02551

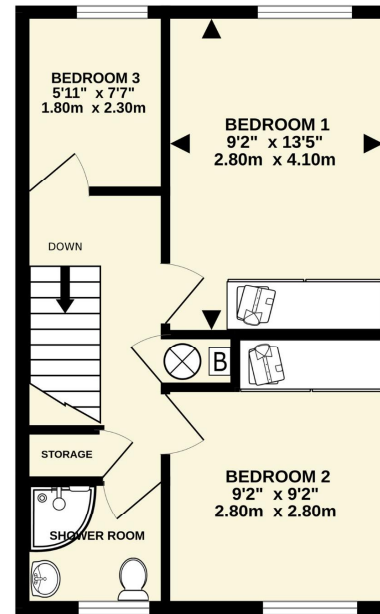
VIEWING Strictly by appointment with the agents.



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.
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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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