



HARRISON
LAVERS &
POTBURY'S

32a York Street
Sidmouth
EX10 8BY

£425,000 FREEHOLD

A deceptively spacious house, a short walk from the seafront and with off road parking and a single garage.

Offered for sale with no ongoing chain is this spacious mid-terrace house, with gas central heating and double glazing. Once inside, the entrance hallway has a storage cupboard beneath the stairs and leads to kitchen and dining room. The kitchen has a front facing aspect to the east and is fitted with a range of units with space for an electric cooker, fridge and washing machine. The separate dining room has a west facing aspect to the rear, with a glazed door opening into the courtyard garden. An inner lobby leads to a ground floor WC and a door to the garage where there is power, light, space and plumbing for a washing machine and an electric roller door. The sitting room is a particularly good size room, it too having a glazed door into the courtyard garden.

On the first floor, the landing has a deep airing cupboard with hot water cylinder. The main bedroom is of a good size with a rear facing window, having a westerly aspect across the town centre. There is a generous second bedroom with two windows to the front, a good size third bedroom, again with an easterly aspect and lastly a bathroom fitted with a white suite, having a mains shower over the bath.





To the front of the property is off road parking for one car, a storage cupboard and electric roller door to the garage. To the rear is an enclosed, west facing courtyard garden, offering privacy and seclusion, taking in any afternoon and evening sunshine.

The house stands in a very convenient location, just a few hundred yards from the seafront and town centre. As such, the property is within short walking distance of numerous independent shops, High Street chains and popular restaurants. In addition, The Ham playground, indoor swimming pool, the mouth of the River Sid and Esplanade are all on the doorstep of the property. Sidmouth is an unspoilt town on the Jurassic Coast, offering a broad range of amenities to include Waitrose, Lidl, a cinema, theatre and an eighteen-hole golf course.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good mobile coverage is available from EE, Three, O2 and Vodafone, with variable in-home signal. Information provided by Ofcom. Correct at August 2025.

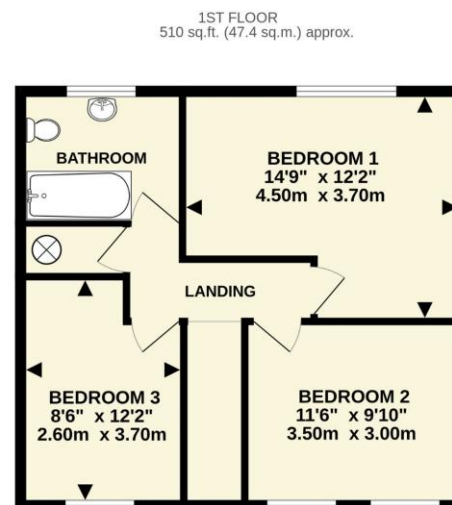
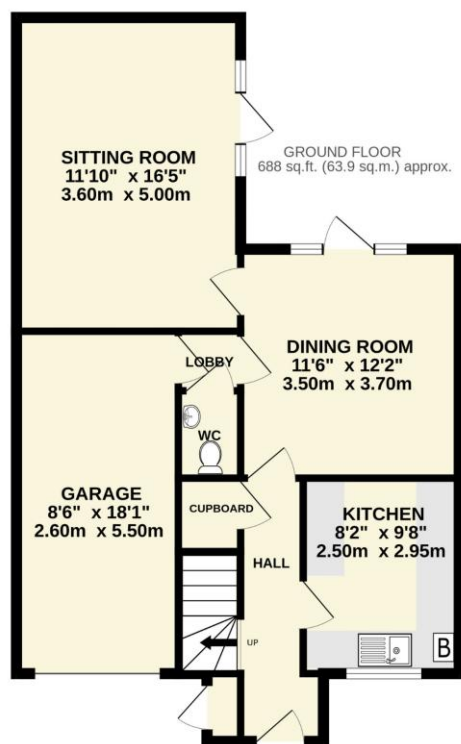
OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02564

VIEWING Strictly by appointment with the agents.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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.

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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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