



HARRISON
LAVERS &
POTBURY'S

The Old Post Office
Fore Street
Sidbury
EX10 0SD

£400,000 FREEHOLD

Situated in the centre of the village, opposite the church, a charming three bedroom cottage with west facing garden.

This attractive thatched cottage is Grade II Listed and occupies an almost level site in the centre of this pretty East Devon village. Sidbury provides local amenities to include a pub, village store/butchers, church and renowned primary school and there are some lovely walks in the surrounding countryside. There is also a bus service to the surrounding area.

The cottage retains much of its original character and charm and in more recent years has been the subject of considerable expenditure which includes a new thatched covering to the roof.

On entering the cottage a large L shaped living space enjoys a dual aspect with three windows to the front aspect looking toward the church. This area has exposed beams along with a feature fireplace to the living area and the dining space features storage cupboards along with stripped and varnished floorboards.

The kitchen and adjoining utility room are to the rear of the cottage, the kitchen having a range of matching units and solid wood worksurfaces and incorporating a dishwasher, fridge, freestanding oven and hob. There are further ceiling beams to the kitchen and a tiled floor and the utility room offers further storage and houses a free-standing washing machine and freezer and gives access to the rear garden. A useful cloak/WC houses the gas fired boiler for central heating.





To the first floor there are three bedrooms, two enjoying a lovely outlook toward the church and beyond to Buckley Hill. The main bedroom has an en-suite bathroom comprising a bath with shower over, WC and wash basin and there is a separate family shower room which along with the en-suite is fitted with a modern white suite and has attractive tiling.

The garden is to the rear and enjoys much seclusion and privacy. The main area of garden is laid to lawn, with adjoining well stocked shrub borders and there is a timber decked seating area which takes full advantage of a south and westerly aspect. Adjoining the rear of the cottage is a patio area with bin store off and a useful hobbies room/home office which has sliding patio doors and a further window.

Sidbury is a popular and sought after village, positioned approximately three and a half miles from the coast at Sidmouth where there is an excellent range of facilities and services.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted download speeds of 80 mbps. Good mobile coverage is available outdoors 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 D

EPC: N/A - Grade II Listed

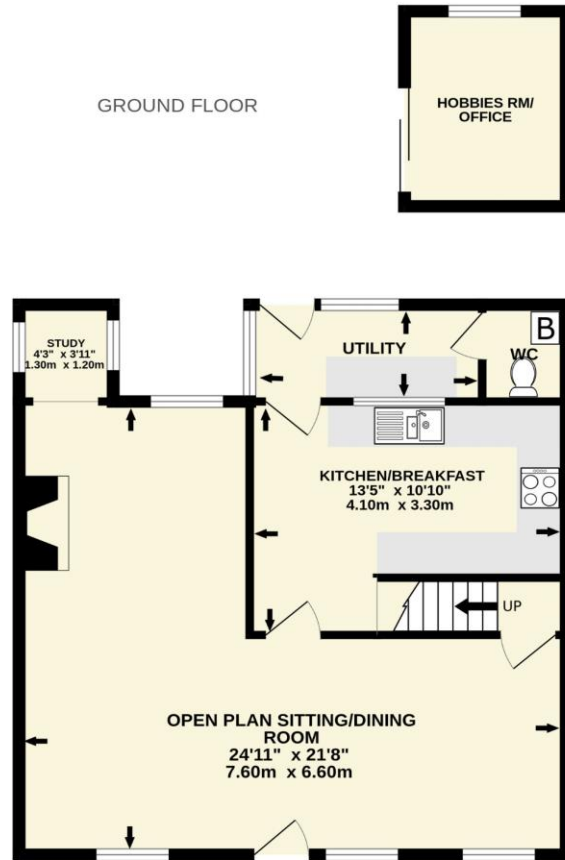
POSSESSION Vacant possession on completion.

REF: DHS02568

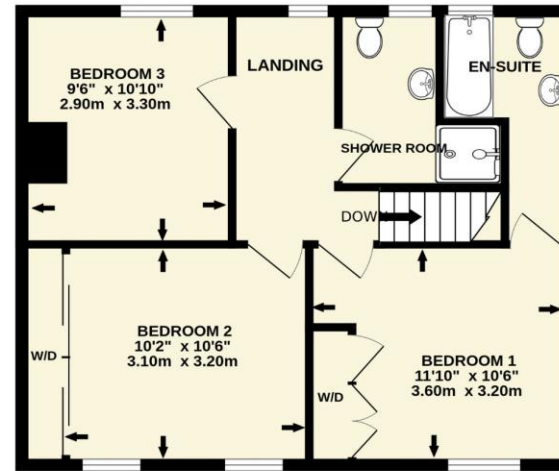
VIEWING Strictly by appointment with the agents.



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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