



HARRISON  
LAVERS &  
POTBURY'S



Oakford Cottage  
3 Manor Close  
Sidmouth  
EX10 8XG

£725,000 FREEHOLD

**A most attractive three bedroom detached chalet bungalow, occupying a convenient location and set in a larger than average garden.**

Occupying an almost level site within this small popular cul de sac, this three bedroom detached property is conveniently positioned within three quarters of a mile of the town centre and seafront where there are an excellent range of facilities.

The gardens extend to approximately a third of an acre and are mainly level and laid to lawn. Adjoining the front of the property is a driveway providing parking and giving access to a single integral garage.

On entering the property an entrance porch opens into a large reception/dining hall, with a glazed door opening into the living room. This enjoys a triple aspect with bay window and window seat to the front aspect, a feature fireplace and sliding patio doors leading into a garden room, which in turn leads into the rear garden.

The kitchen/breakfast room enjoys a dual aspect with an outlook over the front garden and offers a range of cupboards and work surfaces, providing ample storage. Built-in appliances comprise a split-level oven with microwave over, electric hob, cooker hood and integrated fridge. The kitchen also has doors to both the front driveway and directly into the garage.

An inner hall has the stairs rising to the upper floor and gives access to two double bedrooms, both overlooking the rear garden, the main bedroom having fitted wardrobes.







An L-shaped bathroom comprises a bath, separate shower cubicle, WC and wash basin and there is also a separate cloakroom with WC and wash basin.

To the first floor there is a further bedroom with an adjoining en suite WC with hand basin and the landing area has storage off. The first floor also has various access points into eaves storage space.

Gas fired central heating is installed and the windows are uPVC double glazed, however general modernisation is now required throughout.

The gardens are a feature, with the front garden having areas of lawn, well stocked shrub borders and a pathway leading through to the front door. The garage has the original sliding doors along with light, power and a door to the rear. The rear garden enjoys a west aspect being very private and split into two main areas with large areas of lawn and having mature hedging and adjoining shrub borders. There is also a large fish pond along with a summerhouse and potting shed.

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

**BROADBAND AND MOBILE** Standard and Superfast broadband are available with predicted download speeds of 58 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (as at September 2025)

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

**EPC:** tba

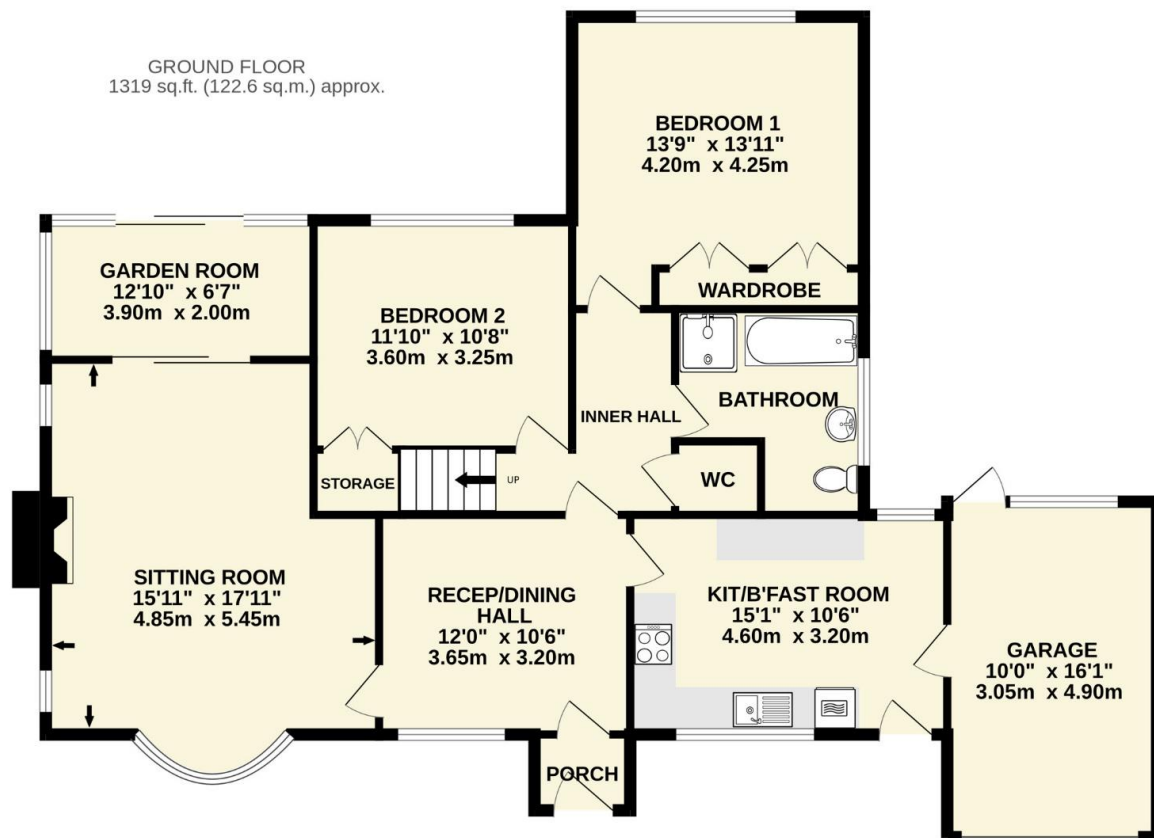
**POSSESSION** Vacant possession on completion.

**REF:** DHS02580

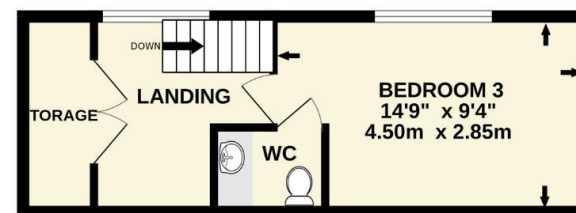
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
1319 sq.ft. (122.6 sq.m.) approx.



1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.1 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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