



HARRISON
LAVERS &
POTBURY'S

2B Brook Lane
Sidford
Sidmouth
EX10 9PW

£447,000 FREEHOLD

A modernised and well presented, link detached house with spacious living accommodation, en suite main bedroom and good size garden.

Presented well throughout and with modern fixtures and fittings, the property has gas central heating and uPVC double glazing. Once inside, a good size entrance hall has storage beneath the stairs. A utility room/WC has space and plumbing for a washing machine and a wall mounted gas combination boiler. The sitting room is dual aspect and features an attractive fireplace. An impressive, open plan kitchen/living and dining room is fitted with contemporary units, having a built in oven, hob and dishwasher. The dining area has space for a table and six chairs and leads through to an impressive living room with a vaulted ceiling and four Velux windows, leading down to glazed doors into the rear garden.

On the first floor, the main bedroom is particularly spacious with dual aspect windows, fitted wardrobes and a recently installed en suite shower room. There is a second double bedroom, again with fitted wardrobes, a good size third single bedroom and lastly a modern bathroom.





The property stands on a good size level plot, with an attractive enclosed rear garden, predominantly comprising lawn and patio with a timber garden shed and gravelled side garden. To the front, hardstanding provides off road parking for at least two cars and leads to a single garage. The front garden is laid to gravel, providing further parking if required.

Brook Lane is situated a short level walk from the centre of Sidford and as such is within easy reach of day to day amenities that include a Spar/Post Office, popular takeaway, public house and regular bus services to the surrounding area. The Byes and River Sid are around a quarter of a mile away and provide a picturesque route down to the town centre which is around two miles distant. The property is also just a short drive from Waitrose and Lidl.

Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a busy High Street with numerous independent shops, High Street chains and popular restaurants.

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

BROADBAND AND MOBILE Superfast broadband is available in the area with predicted download speeds of up to 80 mbps. There is good outdoor and variable indoor mobile coverage available from EE, Three, O2 and Vodafone. Information provided by Ofcom - October 2025.

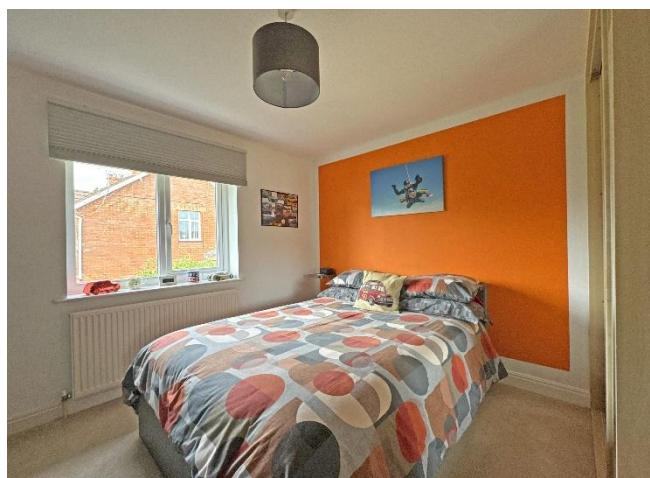
OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

EPC: C

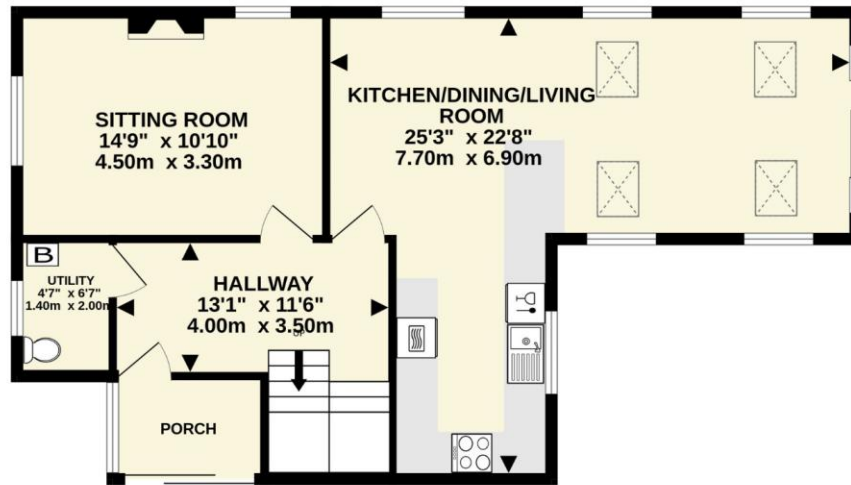
POSSESSION Vacant possession on completion.

REF: DHS02593

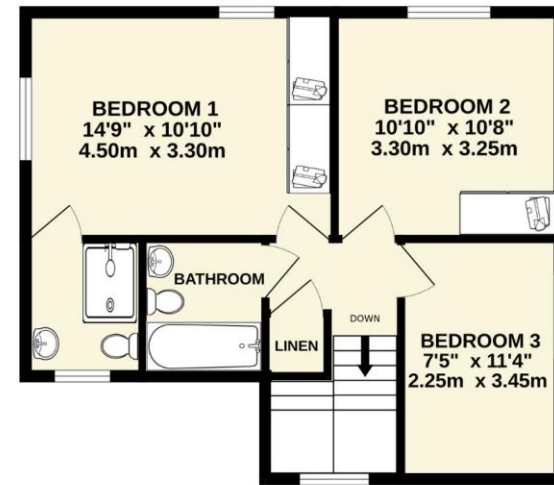
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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