

**The Hermitage
Vicarage Road
Sidmouth
EX10 8UF**

**AUCTION GUIDE £595,000
Freehold**

AUCTION ENDS Wednesday 19 November 2025 at 14:00.

REGISTER TO BID www.247propertyauctions.co.uk

A substantial, attached, four-bedroom, Grade II Listed period residence, which enjoys mature gardens and grounds of c. 0.23 acres / 0.09 hectares, offers a wealth of charm and character and now requires a programme of modernisation. This stunning property lies within easy reach of the town centre and in turn the stunning Jurassic coastline and now offers huge scope and potential to create a truly enviable family home.

Ground floor: Reception hall, kitchen/breakfast room, living room, dining room, cloakroom/WC.

First floor: Landing, four bedrooms – main en suite, bathroom/WC.

Vacant possession on completion.

Viewing strictly by appointment.

WHAT3WORDS armed.loss.edits

SERVICES Mains gas, electricity, water and drainage. Buyers are advised to make and rely upon their own enquiries of the status for all utilities and connections.

BROADBAND & MOBILE Ultrafast broadband is available in the area with estimated download speeds of up to 1000mbps. Good outdoor and indoor mobile coverage is available from Vodafone, EE, O2 and Three. Info provided by Ofcom – October 2025.

COUNCIL TAX Band G.

IMPORTANT INFORMATION All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day. Particulars prepared by 247 Property Auctions.

AUCTION LEGAL PACK & FINANCE Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check www.247propertyauctions.co.uk regularly or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

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.



Vicarage Road, Sidmouth



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