



HARRISON
LAVERS &
POTBURY'S

51 York Street
Sidmouth
EX10 8BW

£265,000 FREEHOLD

A Victorian town centre cottage occupying a convenient position, just a short walk from the seafront.

Offered for sale with no ongoing chain, this charming, Victorian cottage is currently run as a holiday rental, perfectly placed for town amenities and the seafront. Once inside, an entrance hallway leads to a spacious, dual aspect sitting/dining room with a feature fireplace, storage cupboard and glazed doors to the garden room. The separate kitchen is fitted with a range of units to include a built-in oven, electric hob and dishwasher. The garden room has fitted storage and a worksurface with space and plumbing for a washing machine beneath.

On the first floor there is a particularly spacious main bedroom, currently arranged with three single beds, a second double bedroom and lastly a bathroom with electric shower and airing cupboard. The house has uPVC double glazed windows and electric heating.

To the rear of the property and looking east is an enclosed courtyard garden with raised patio and flowerbed, pedestrian rear gate and an outside WC.





The property stands in a most convenient position, a short walk from the town centre and seafront and as such within easy reach of all amenities. Permit parking is available in nearby car parks and unrestricted, on street parking can be found within short walking distance. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a broad range of amenities to include Lidl, Waitrose, a cinema, theatre, indoor swimming pool and delightful Regency esplanade.

SERVICES Mains electricity, water and drainage are connected.

BROADBAND AND MOBILE Ultrafast broadband is available in the area with predicted download speeds of 1000 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2025.

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

EPC: tba

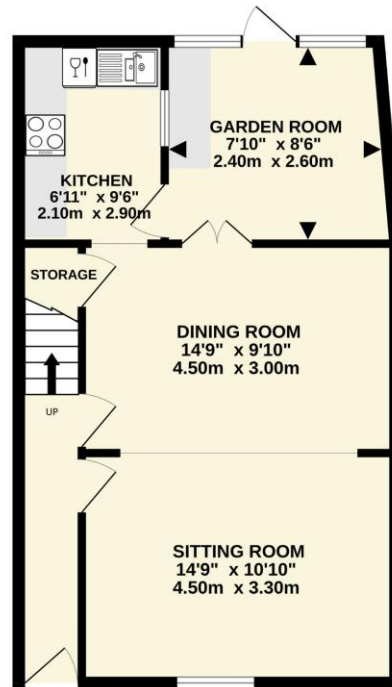
POSSESSION Vacant possession on completion.

REF: DHS02604

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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