



HLP

HARRISON
LAVERS &
POTBURY'S

59 Newlands Road
Sidmouth
EX10 9NN

£475,000 FREEHOLD

A beautifully presented detached house occupying a pleasant cul de sac location with fine views along Salcombe Hill.

Presented in superb order throughout and with gas central heating and double glazing is this detached house providing comfortable accommodation of around one thousand square feet. The entrance hall has a cloakroom/WC off and leads through to a light hallway with two storage cupboards. The kitchen/dining room is fitted with a good range of units, having a built-in oven and electric hob. There is space and plumbing for a washing machine and room for an American style fridge/freezer. A wall mounted gas boiler provides hot water and central heating. Patio doors open onto a decked terrace, taking in a fine easterly view to Salcombe Hill. The spacious sitting room is dual aspect and overlooks the front garden in a westerly direction.

The first floor landing has two, south facing Velux windows bringing good light to both the hallway and landing. The main bedroom is of a good size with two built in wardrobes and a west facing window to the front aspect. Bedroom two is also a good size double room with built in wardrobe and window to the rear, taking in a stunning view over the Sid Valley and along Salcombe Hill. Finally, the bathroom is fitted with a white suite, having a mains shower over the bath.





To the front of the property is a low maintenance gravel garden, driveway providing off road parking for three cars and leading to a single, detached garage with power, light, cold water tap and plumbing for a washing machine. To the rear of the house, the garden is again arranged with low maintenance in mind, featuring a decked patio, gravel and paved garden, enjoying a south easterly aspect. The garden is enclosed with a secure gate to the driveway.

The property stands in a cul de sac of similar houses, in a popular residential area, a short distance from The Byes and River Sid and regular bus services to the surrounding area. Waitrose is three quarters of a mile away on foot, the amenities at Sidford are less than half a mile away and the town centre and seafront with its busy High Street are less than two miles away. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from a wide range of amenities including numerous independent shops, High Street chains and popular restaurants.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with predicted download speeds of 43 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom, correct at August 2025.

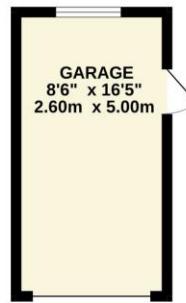
OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02560

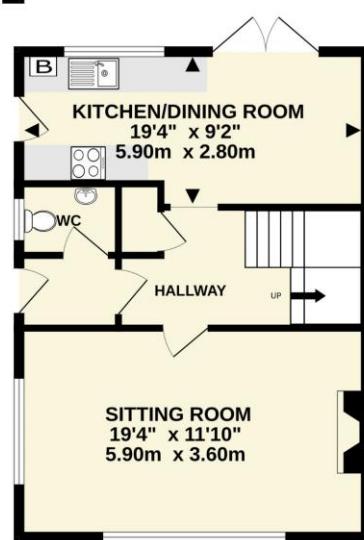
VIEWING Strictly by appointment with the agents.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and not to scale. We accept no responsibility 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.
 Made with Metropix c2022.



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



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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