



HARRISON  
LAVERS &  
POTBURY'S

8 Yarde Hill Orchard  
Sidmouth  
EX10 9JZ

£500,000 FREEHOLD

**Occupying a level site in a convenient location, a three bedroom detached house with garage and attractive gardens.**

**No ongoing chain – Modernisation Required.**

This detached property is situated in a popular residential area and is within a short walk of local shopping facilities and bus services at Woolbrook along with 'The Byes' riverside walk. Sidmouth's town centre and seafront which offer an excellent range of facilities are a little over a mile away.

On entering the property, an entrance lobby leads into the entrance hall which has the stairs rising to the upper floor and has a useful cloaks/WC off. The sitting room enjoys a triple aspect with fireplace and electric fire and adjoining this is an extension which has provided a well proportioned dining room, again being triple aspect and having French doors leading into the garden. The kitchen offers a range of cupboards and worksurfaces along with a built in oven, hob and cooker hood and adjoining this is a useful utility room with back door.

To the first floor there are three bedrooms, the main bedroom enjoys a lovely dual aspect and having fitted wardrobes. The family bathroom comprises a panelled bath, wash basin and WC.





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

The property has an attractive mature garden which predominantly sits to three sides of the house. The site is almost level and mainly laid to lawn and there are numerous borders containing shrubs and ornamental trees. Adjoining the house are various paved areas which are ideal for seating and entertaining. Two timber garden sheds.

A driveway provides parking and leads to a single garage (in need of repair).

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

**EPC: D**

**POSSESSION** Vacant possession on completion.

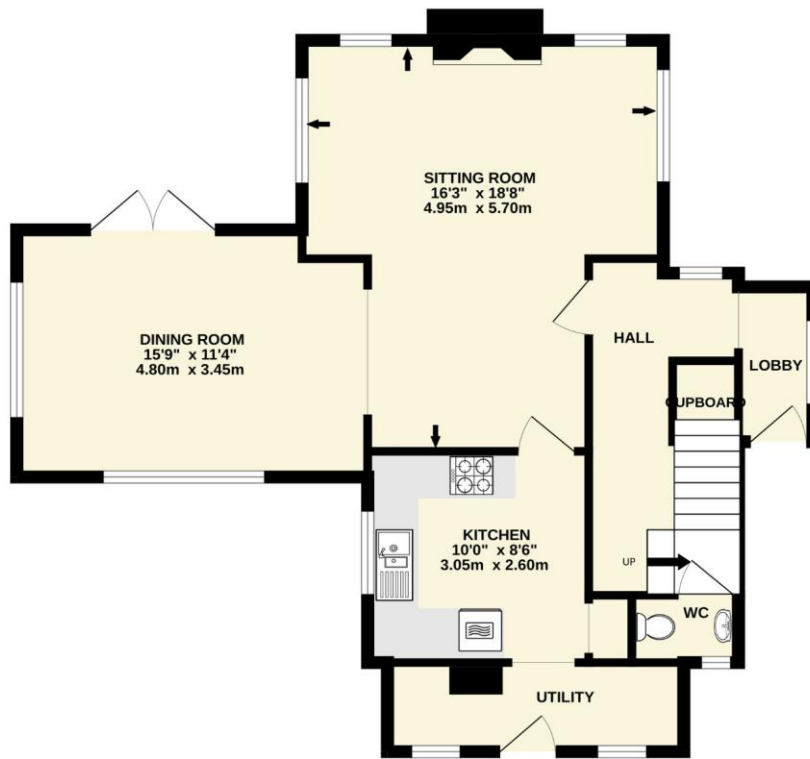
**REF: DHS02372**

**DIRECTIONS** Leaving the top of the High Street passing the Radway cinema on the left, continue for approximately two thirds of a mile and at Exeter Cross bear right signposted Sidbury and Honiton. Continue passing Coulsdon Road on the right and take the next turning left into Yarde Hill Orchard. The house will be found a little way along on the right.

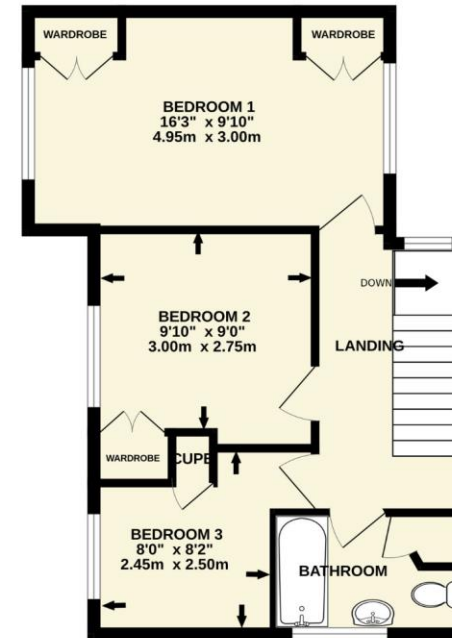
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.0 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 terms 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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