



11111111



HARRISON  
LAVERS &  
POTBURY'S

Arlingham  
York Street  
Sidmouth  
EX10 8DA

£475,000 FREEHOLD

**Within a few minutes walk of the town centre and having a most attractive, larger than average, courtyard garden, is this four bedroom, town house.**

Occupying a level site, this attractive, three storey town house is situated within a few minutes walk of the town centre and seafront, both offering an excellent range of facilities.

The accommodation is arranged over three floors, with the ground floor having been extended some years ago.

On entering the property, the reception hall offers a storage area along with a useful cloaks/WC, which also has space and plumbing for a washing machine. The kitchen enjoys an outlook to the front aspect and has storage cupboards along with work surfaces and there is space for an electric cooker, fridge and freezer. Adjoining the kitchen is the dining room which also has a door to the reception hall and an archway to the adjoining sitting room. This is well proportioned with a large roof lantern, a fireplace and sliding patio doors leading into the garden. A rear hall offers further storage areas and an adjoining porch gives access to the garden.





To the first floor there are two double bedrooms and a separate bathroom comprising a bath with shower over, WC and wash basin along with an airing cupboard.

On the second floor there is a landing/kitchen area which has a range of storage units, a sink unit, work surface and space for a fridge. Bedroom three has an easterly aspect towards Salcombe Hill and gives access to bedroom four which has a westerly aspect and has an adjoining bathroom. (Both bedroom four and the bathroom have a sloping ceiling).

A feature of this property is the garden, which is larger than average for the town centre, and provides excellent privacy along with access to the road behind, Riverside. The garden has various shrub borders and paved areas, ideal for seating and entertaining.

Gas fired central heating and double-glazed windows are installed. The property is now in need of general modernisation.

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

**EPC:** tba

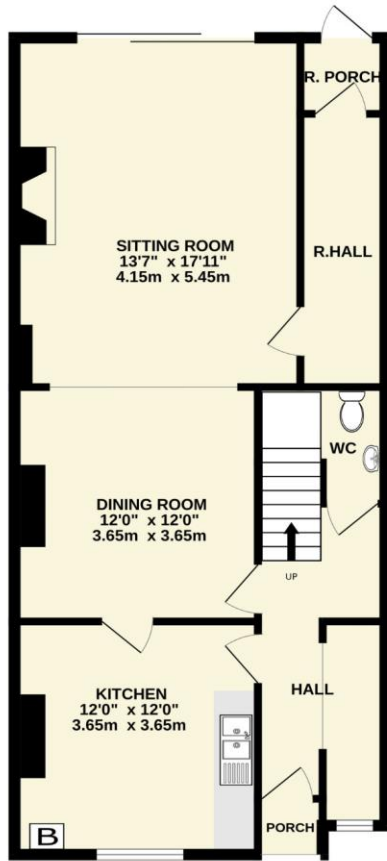
**POSSESSION** Vacant possession on completion.

**REF:** DHS02385

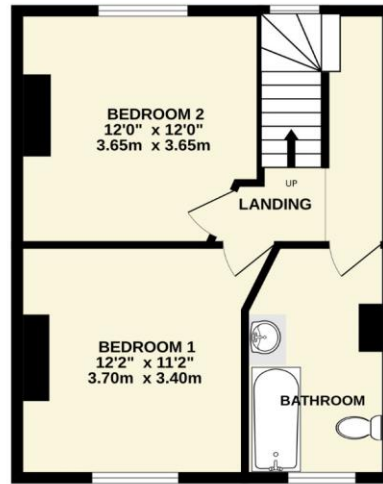
**DIRECTIONS** (On foot). Leave our office and head down the High Street, taking the second turning left beside the bakery, into Mill Street. At the bottom of this road, keep right and pass The Swan Inn. Just passed this on the left is the pathway leading to Arlingham.



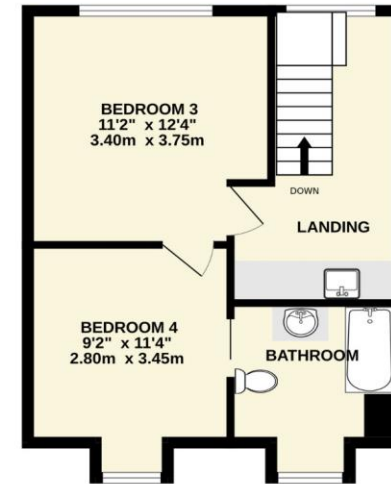
GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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