



HARRISON
LAVERS &
POTBURY'S

12 Orchardside
Sidford Road
Sidmouth
EX10 9DS

£295,000 LEASEHOLD

A first floor, balcony flat in excellent order and enjoying a stunning, uninterrupted view to Salcombe Hill.

Smartly presented throughout, the property features gas central heating from a combination boiler, uPVC double glazing and has had a new shower room, cloakroom, décor and tiled flooring fitted within the last three years. The property is accessed via a shared entrance with one other flat and a single flight of stairs with stair lift. Once inside, the hallway has storage cupboards and a cloakroom/WC. The sitting/dining room is a good size, looks easterly and leads onto a wide balcony, taking in a superb view across the valley to Salcombe Hill. The separate kitchen is fitted with a good range of units, providing excellent storage and with space for a cooker, washing machine and fridge/freezer. A wall mounted gas combination boiler provides central heating and hot water.

The main bedroom has a fitted wardrobe and rear, west facing aspect. There is a good size second bedroom, again with a fitted wardrobe and rear facing aspect. Lastly, a well-appointed shower room has a window to the side.





Orchardside is a purpose built development of twelve flats which occupy level and well-tended communal grounds, predominantly laid to lawn. The gardens to the rear provide a drying area, there is refuse and recycling storage and the property owns a single garage numbered 12.

Orchardside stands opposite a bus stop running in and out of Sidmouth and is only a mile and a half from the town centre and seafront. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from wide ranging amenities to include numerous independent shops, High Street chains, popular restaurants, a cinema, theatre, Waitrose and Lidl.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 29.09.1975. Freehold shared equally between 12 property owners. Pets are not permitted. Long letting is permitted however we understand holiday letting and Airbnb is forbidden.

SERVICE CHARGE We are advised the current service charge is £145 per month - correct from June 2026. A professional managing agent is employed. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

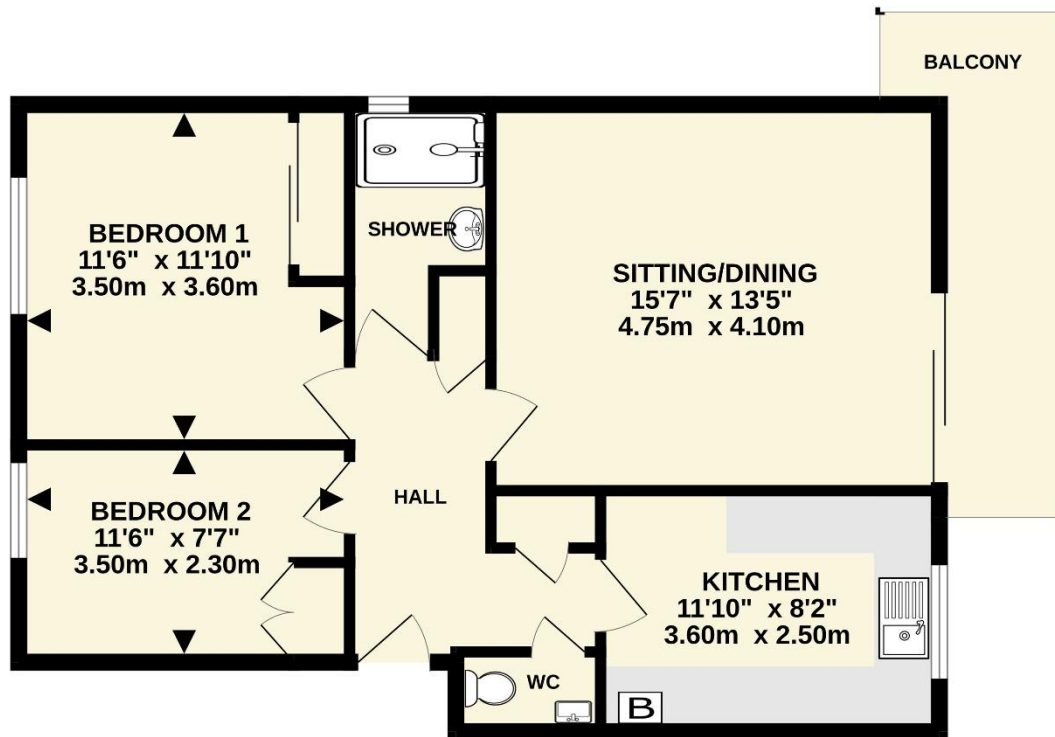
SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 76 mbps. Good outdoor and indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – at May 2026.

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



FIRST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02671

VIEWING Strictly by appointment with the agents.

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

