
HLP
HARRISON
LAVERS &
POTBURY'S

3 May Terrace
Sidmouth
EX10 8EN

£400,000 FREEHOLD

An attractive, three storey town house, standing in a Conservation Area on the edge of the town centre, just a third of a mile from the seafront.

Built in 1904, this attractive, red brick town house is offered for sale with no ongoing chain. The west facing frontage features a bay window and first floor balcony, behind which flexible accommodation has gas central heating and uPVC double glazing. Ground floor accommodation comprises open plan sitting/dining room, with patio doors into the courtyard garden at the rear, and a good size, dual aspect kitchen.

On the first floor, the principal room is currently arranged as a drawing room, making best use of the balcony. If required this room would serve equally well as a main bedroom. The remainder of the first floor comprises third bedroom, bathroom and separate shower room. On the second floor are two further double bedrooms, one having an interesting view across the town centre, the other a far-reaching, westerly aspect to Peak Hill and Muttersmoor. Serving both bedrooms is a good size bathroom with separate shower cubicle.

To the rear is an enclosed courtyard garden with gated pedestrian access through to the High Street. To the front of the house are a number of unreserved and unrestricted parking spaces.













May Terrace stands in a Conservation Area on the edge of the town centre, short walking distance from a broad range of independent shops, High Street chains and popular restaurants. The seafront and esplanade are only a third of a mile away on foot through the Blackmore Gardens and town centre. Sidmouth is an unspoilt town on the Jurassic Coast with wide ranging amenities to include Waitrose, Lidl, regular bus services, theatre cinema and eighteen hole golf course.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.

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

EPC: D

REF: DHS02747

VIEWING Strictly by appointment with the agents.

PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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