
HLP
HARRISON
LAVERS &
POTBURY'S

9 Warrens Mead
Sidford
Sidmouth
EX10 9RT

£325,000 FREEHOLD

This three bedroom, end of terrace house has the rare benefit of an attached garage and off-road parking, in a convenient location, ideal for young families.

On entering the house which has gas central heating and double glazing, the hallway provides storage and a downstairs WC. A door to the rear opens into a porch leading to an adjoining store/utility room, with plumbing for a washing machine. An open-plan, dual aspect kitchen and sitting room is fitted with a range of units, breakfast bar, built-in oven and gas hob. The open plan nature of the room maximises the feeling of space and the flow of natural light.

On the first floor are two good size double bedrooms, a third single bedroom and bathroom with a mains shower. The landing has a general storage cupboard and a boiler cupboard and there is further built-in storage in the third bedroom. The house benefits from aspects to the east at the rear, south to the side and west to the front.

The house stands on a corner plot with off-road parking to the front, lined with a rose bed. To the side, a larger than average single garage has power, light and overhead storage. Gated side access leads to the rear where the garden has been arranged with ease of maintenance in mind, having patios, lawn and flowerbeds. There is gated access onto Dyers Meadow.













Warrens Mead is situated in a convenient position, short walking distance from a children's play park, sports clubs, a Spar/Post Office, The Blue Ball and Rising Sun and regular bus services in and out of the town. The town centre and seafront are a little over two miles away where a busy High Street has numerous independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic Coast, with wide ranging amenities to include Waitrose, Lidl, a cinema, theatre, indoor swimming pool and a range of sports clubs.

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 variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - October 2026.

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

EPC: C

POSSESSION Vacant possession on completion.

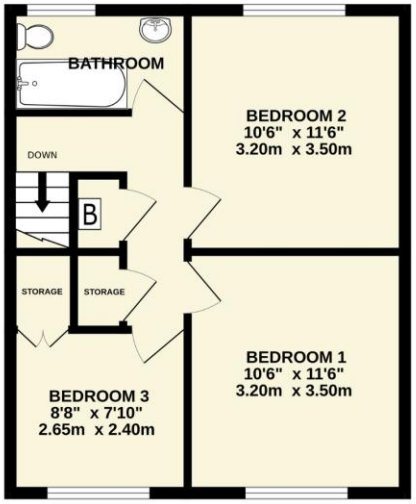
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VIEWING Strictly by appointment with the agents.

GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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.

Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com