



HARRISON
LAVERS &
POTBURY'S

Linford
Broadway
Sidmouth
EX10 8XH

£850,000 FREEHOLD

A spacious and well-presented home with accommodation in excess of 2,300 square feet, occupying a pleasant location less than one mile from the town centre and seafront.

Offered for sale with no ongoing chain, the property has recently been the subject of cosmetic improvement, now featuring new carpets and freshly painted walls and woodwork throughout. In brief summary the accommodation comprises a spacious entrance hallway with storage, kitchen/breakfast room with range style gas cooker and built-in dishwasher, rear lobby leading to the garage and a utility room with gas boiler, providing hot water and central heating. Also off the kitchen is a large conservatory opening into the rear garden, along with a separate dining room. Connecting doors lead to a living room which is open-plan to a sitting room. All reception rooms and the conservatory enjoy a southerly, rear facing aspect.

Lastly, on the ground floor, is a spacious double bedroom with large walk-in wardrobe and en suite with both bath and shower cubicle. On the first floor, there is a large main bedroom with dual aspect to the front and rear, built-in wardrobes and an en suite shower room. There is a further good size double bedroom, again dual aspect, a single bedroom with good storage and lastly, a main bathroom.





To the front there is ample off-road parking for three cars, leading to a single garage and bordered by well stocked raised beds. To the rear, a predominantly south facing garden is well enclosed, offering a good degree of privacy, with tall mature trees screening the Knowle Estate. The garden is arranged with a deep patio adjoining the conservatory and extending to meet lawn garden, with mature beds and borders. At the foot of the garden is a timber shed. A side path leads to a personal door into the garage and gate to the driveway.

Broadway is a desirable residential address, less than one mile from the town centre and seafront and on the edge of The Bickwell Valley Conservation Area. The bridlepaths and pathways that cross Muttersmoor, leading down to Peak Hill, are also less than one mile away. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a busy High Street with numerous independent shops, High Street chains and popular restaurants. Further amenities include Waitrose, Lidl, a cinema, theatre, indoor swimming pool and an 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 variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – May 2026.

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

EPC: C

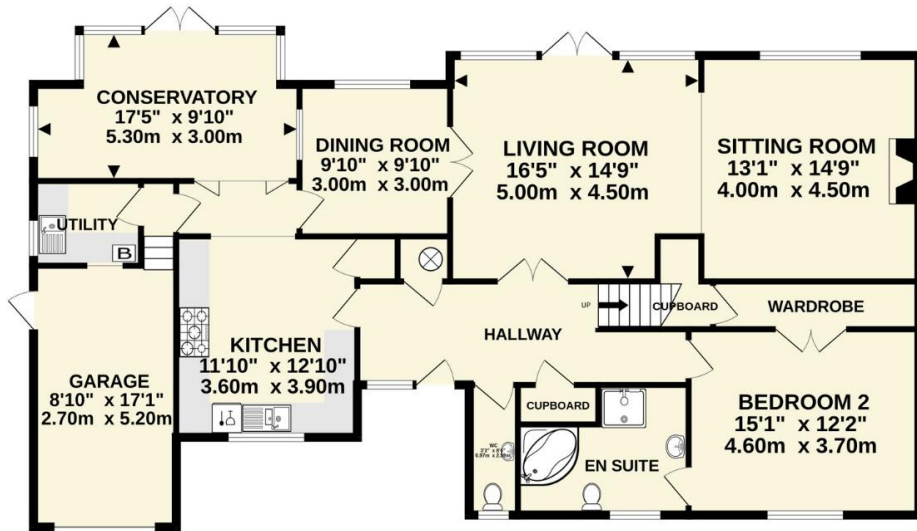
POSSESSION Vacant possession on completion.

REF: DHS02675

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1609 sq.ft. (149.5 sq.m.) approx.



1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2600 sq.ft. (241.6 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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