



COOMBE DOWN LOWER WAY SIDMOUTH, EX10 0NQ

£375,000
FREEHOLD

Backing onto open countryside... and just 9 minutes from the beach.

This is the kind of home people move to Devon for.

Tucked away in Harford, this four-bedroom detached house enjoys uninterrupted views across open fields — the sort you don't get in estates or built-up areas.

Inside, it just works.

The kitchen/dining space is where everything happens — bright, open, and built for real life. Morning coffees, family dinners, friends round... it's all here.

Slide through into the conservatory and it's all about the view. Light pours in, and the outside comes with it.

Then you've got the sitting room with a log burner — proper cosy, especially in the winter.

There's also a utility room (because real life needs one) and a downstairs WC (because no one wants to run upstairs).



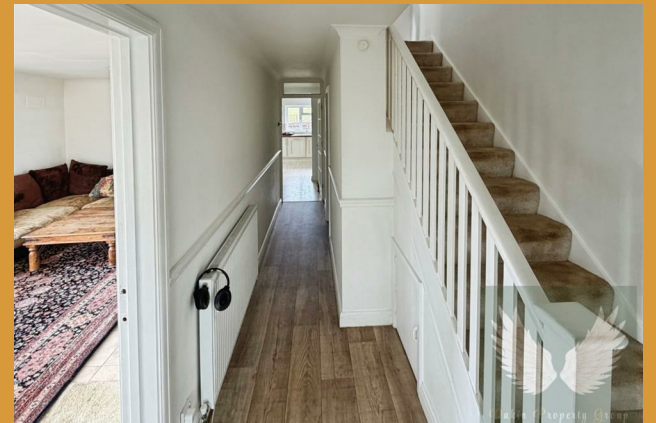
Wakin Property Group

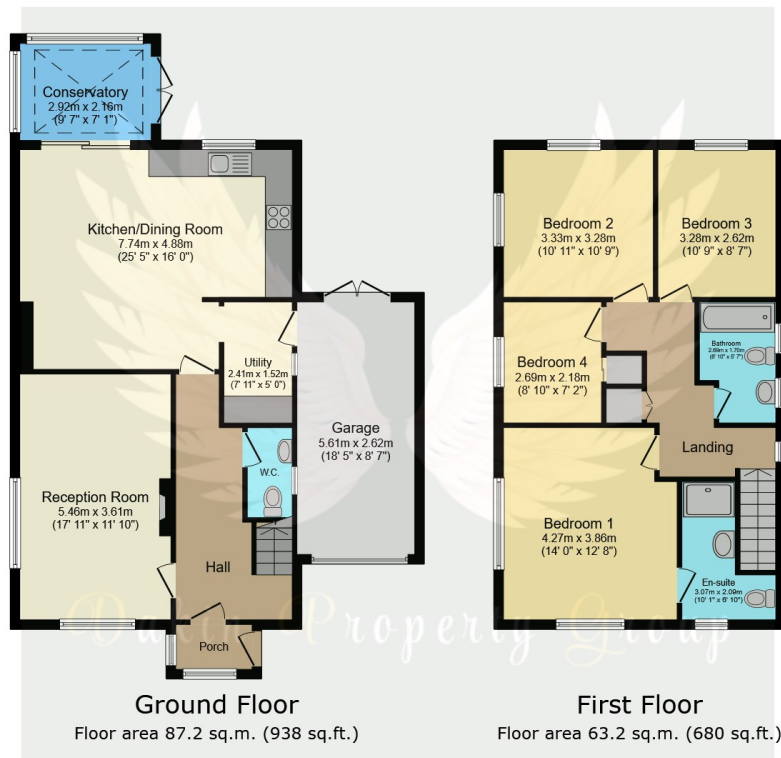
COOMBE DOWN LOWER WAY

- 4 spacious bedrooms • 2 modern bathrooms • 2 cosy reception rooms • Detached house • Built in 1981 • 1,324 sq ft of space • Stunning countryside location • Just 9 minutes from Sidmouth & the Jurassic Coast • Ideal family home • Viewing recommended



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Total floor area: 150.3 sq.m. (1,618 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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