

Ridgeway Close, Sidbury



HARRISON
LAVERS &
POTBURY'S



£1,350.00 Per Calendar Month

A three bedroom detached house, in a pleasant cul de sac location, close to the centre of the village. To let unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

5 Ridgeway Close Sidbury EX10 0SN

Just a short walk from the centre of the village is this detached house, having gas central heating and double glazing.

The accommodation comprises:

Once inside, the entrance hallway has a cloakroom/WC. A dual aspect kitchen/dining room has a south facing window to the front and a kitchen fitted with a range of units to include a built-in oven, grill and gas hob. There are additional appliance spaces and a door to the rear garden. A triple aspect sitting room includes a south facing window to the front, doors to a double-glazed conservatory and sliding patio doors to the rear garden.

The main bedroom has a front facing window with a pleasant outlook. There is a second double bedroom with built-in wardrobes, a good size single bedroom and lastly, a bathroom with a mains shower over the bath. A gas combination boiler is within an airing cupboard.

The property stands on a manageable plot, with shallow garden to the front and driveway leading to a single garage. To the rear is a predominantly lawn garden with mature hedge boundary and adjoining open fields. To the side, a paved patio surrounds the conservatory and leads to a side door into single garage.

The property stands at the head of a cul de sac, short walking distance from the centre of the village. Sidbury falls within East Devons National Landscape and is only three miles from the seafront at Sidmouth. Village amenities include a convenience store/butchers, primary school, busy village hall, popular public house and Grade I Listed church.

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

EPC: C

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02731

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Variable outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – as at October 2026.

TENANCY DETAILS

Rental:

£1,350.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,555.00 (payable before signing the Tenancy Agreement)

Holding deposit: £311.53

Tenancy Type: Assured Periodic

Available: NOW

Restrictions: No Smokers.

We will require two forms of identification, namely a copy of your passport and/or birth certificate and/or driving licence.

Client money protection is provided through Propertymark.

VIEWING

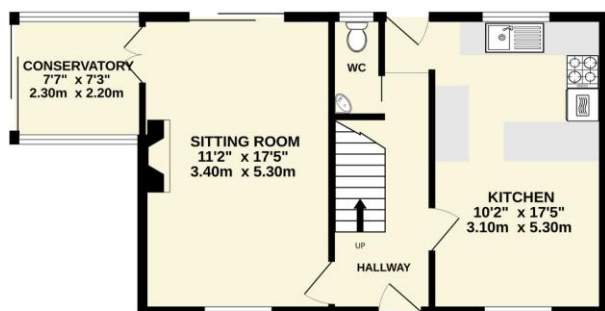
All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & Potbury's for an appointment.



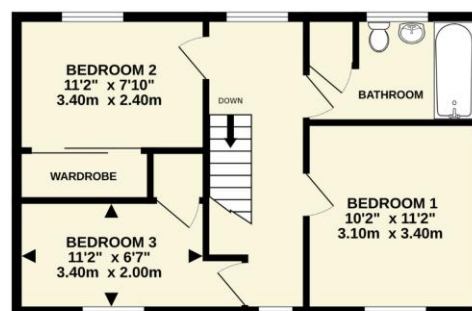
In the event that you request a viewing of a property, we will require certain pieces of personal information from you in order to provide a professional service to you and our client.

We will not share this information with any third party other than our client, without your consent, unless you make an application for a tenancy.

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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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