
HLP
HARRISON
LAVERS &
POTBURY'S

35 Fleming Avenue
Sidmouth
EX10 9NL

£375,000 FREEHOLD

A recently improved, semi-detached house with contemporary, open-plan living and a new kitchen.

Freshly decorated and with newly fitted floor coverings (October 2026), this semi-detached house has gas central heating fired by a modern boiler along with uPVC double glazed windows and doors. Once inside, the entrance hallway has double doors into a dual aspect, open-plan kitchen and sitting/dining room. The room features a media wall, incorporating a stylish electric fire and a newly installed kitchen (October 2026 - the property is owner occupied and as such, the new kitchen is being used.) with built-in fridge, freezer, dishwasher, oven and induction hob. The room benefits from an easterly aspect to the front and westerly to the rear, with glazed doors opening into a double-glazed conservatory.

On the first floor are two good size double bedrooms; bedroom one looking east and bedroom two to the west. A third single bedroom has a storage cupboard that houses a wall mounted, gas combination boiler. Finally, the bathroom has a modern, white suite and contemporary tiling.













The house stands on a larger than average plot with two areas of lawn garden to the front split by a driveway. Parking for two cars leads to a single garage with power, light and plumbing for a washing machine.

To the rear, a level lawn garden enjoys a westerly aspect, a good degree of privacy along with a patio adjoining the back of the property.

Fleming Avenue is a popular, residential address situated just a third of a mile from the amenities at Sidford, which include a Spar/post office, The Blue Ball and Rising Sun pubs and bus services to the surrounding area. The idyllic foot and cycle paths running through The Byes and along the River Sid are just a quarter of a mile away and provide a picturesque journey of around two miles to the town centre. The house is a short drive from Waitrose, Lidl, primary schools and Sidmouth College. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street having numerous independent shops, High Street chains and popular restaurants.

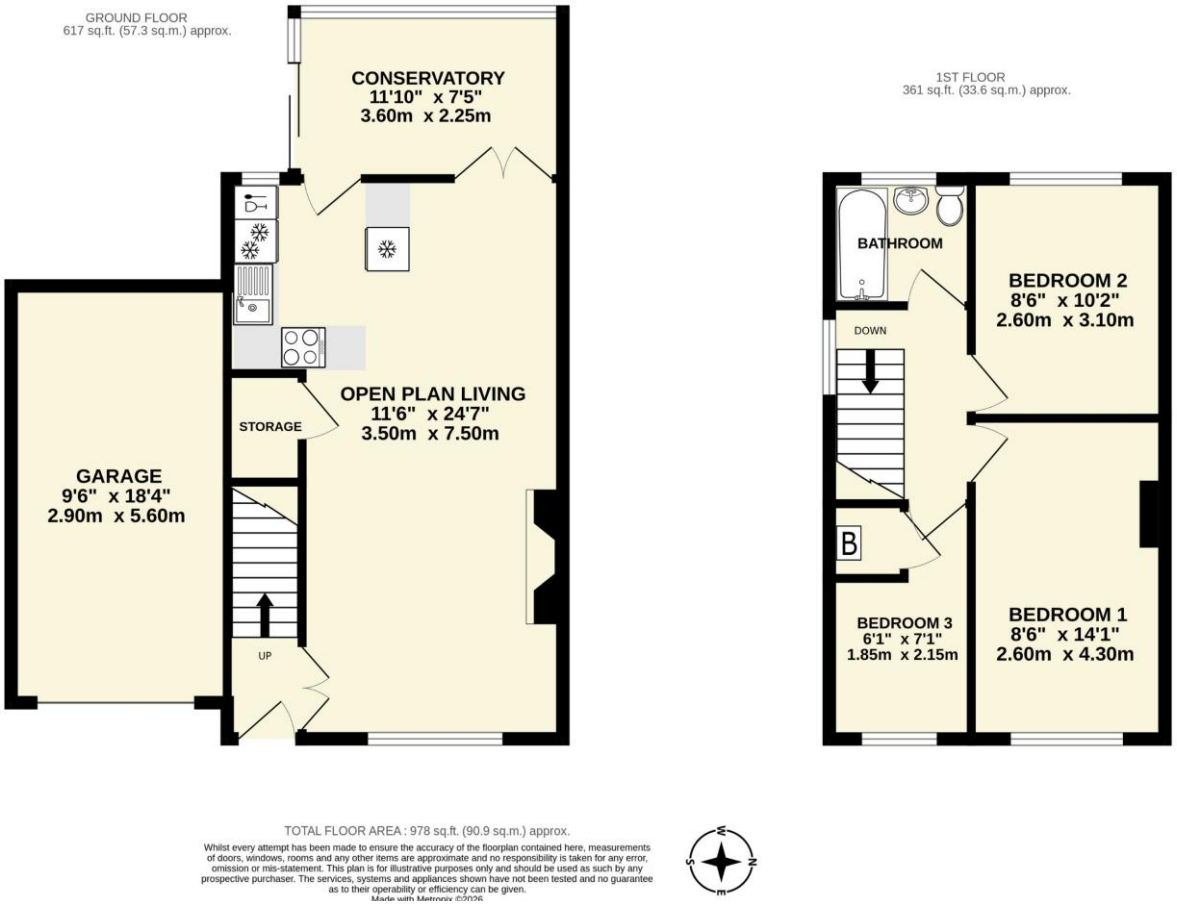
SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 38 mbps. Good outdoor and variable 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 **C**.

EPC: tba

POSSESSION Vacant possession on completion.



DECLARABLE INTEREST One of the vendors of the property is an employee of Harrison Lavers & Potbury's.

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.

REF: DHS02738

VIEWING Strictly by appointment with the agents.

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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