



HARRISON
LAVERS &
POTBURY'S

2 Rivulet Cottages
Church Street
Sidford
EX10 9RD

£180,000 FREEHOLD

A south facing, Grade II Listed cottage presented in excellent order, with modern electric heating, good size rear garden and in a convenient location in the heart of Sidford.

The property is presented in very good order throughout, with modern double glazed timber windows to the front elevation and modern Dimplex Quantum heaters.

The sitting room has a sealed brick fireplace with slate hearth, a double-glazed window to the front, south facing aspect and a Dimplex Quantum heater. The room is open plan to the kitchen which has a window and door to the rear garden, fitted units and space for an electric cooker and fridge/freezer.

From the kitchen, stairs rise to the first-floor landing which provides good storage space, currently used for clothes rails. The bedroom has a double-glazed window to the front aspect with a pleasant outlook to Salcombe Hill. There is a sealed cast iron fireplace and a Dimplex Quantum heater. The separate bathroom has a white suite with an electric shower over the bath and an electric ladder style radiator. An airing cupboard houses the hot water cylinder and also has space for a washing machine.





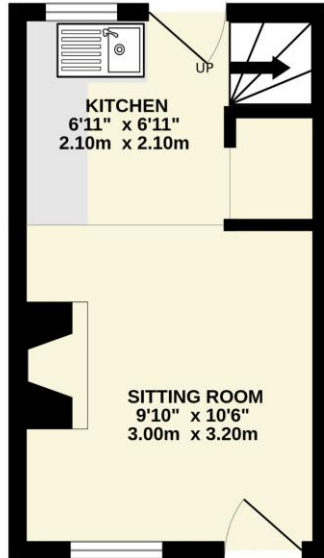
The rear of the cottage has an enclosed and largely paved garden with low maintenance gravel borders. The garden extends far enough to enjoy any afternoon and evening sunshine. Parking permit options are available from the East Devon District Council website for the car park behind the Spar/Post Office. Unrestricted, on-street parking is available in nearby roads such as Warren's Mead.

AGENTS NOTE The property has a flying freehold in as much as when looking at the front of the property, and at first floor level, the area to the right of the bedroom window stretching back through to the landing, flies over the neighbouring property. Anyone requiring mortgage finance should seek advice prior to arranging a viewing.

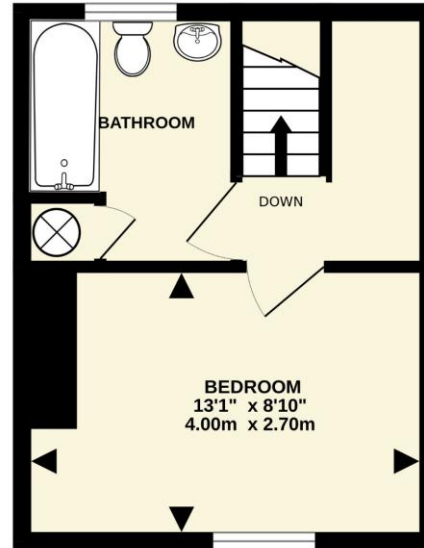
The cottage is situated in a Conservation Area in the heart of Sidford within short walking distance of amenities to include a Spar/Post Office, The Rising Sun and Blue Ball public houses, a popular fish and chip shop, regular bus services and The Byes and River Sid. The town centre and seafront are approximately two miles away. Sidmouth is an unspoilt town on the Jurassic Coast, a Unesco World Heritage site, offering wide ranging amenities to include numerous independent shops, High Street chains and popular restaurants to include Rockfish. There is also Waitrose, Lidl, a theatre, cinema, indoor swimming pool and sport clubs to include rugby, cricket and football.



GROUND FLOOR
162 sq.ft. (15.1 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 379 sq.ft. (35.2 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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SERVICES Mains 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 1000 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – September 2026.

OUTGOINGS We are advised by East Devon District Council that the council tax band is B.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02656

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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