



HARRISON
LAVERS &
POTBURY'S

8 Meadow View Close Sidmouth EX10 9AP

£860,000 FREEHOLD

Conveniently situated within walking distance of the town and 'The Byes', a well presented four bedroom detached house, located in one of Sidmouth's prime locations.

The property occupies an almost level site with the garden being predominantly to the rear and enjoying a south east aspect and a driveway provides ample parking giving access to an integral garage.

On entering the house, a reception hall has the stairs rising to the upper floor and has a useful cloaks/WC off. The lounge/dining room enjoys a dual aspect with west facing bay window and fireplace with gas fire. Sliding patio door open into a conservatory which is uPVC double glazed, with vaulted ceiling and has French doors leading to the garden. A separate dining room also enjoys a dual aspect with French doors to the south elevation.

The kitchen is modern and offers a range of cupboards, drawers and worksurfaces, all providing ample storage and appliances comprise a split-level double oven, gas five ring hob, cooker hood and fitted dishwasher and fridge/freezer. In addition, there is a separate utility room, offering further storage and has a freestanding washing machine.

To the first floor there are four bedrooms, the main bedroom enjoys a lovely dual aspect with fitted wardrobes to one wall.





An en-suite bathroom is fitted with a modern white suite, comprising a bath with shower over, wash basin and WC and there are attractive part tiled walls and a heated towel rail. A separate fully tiled shower room comprises a large shower cubicle, wash basin, bidet and WC and off the landing is access to the roof space via a pull-down ladder.

The house is neutrally decorated throughout and benefits from having uPVC double glazed windows and gas fired central heating.

The rear garden has a large area of lawn, adjoining shrub borders and a terrace adjoining the house provides ideal seating and entertaining areas. Two timber garden sheds provide ample storage. Further areas of garden to the front of the property adjoin the driveway.

Within a short stroll of the property is an entrance in to The Byes, riverside walk and the town centre and seafront are within half a mile and offers an excellent range of shopping facilities and services.

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 in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – At June 2026.

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

EPC: D

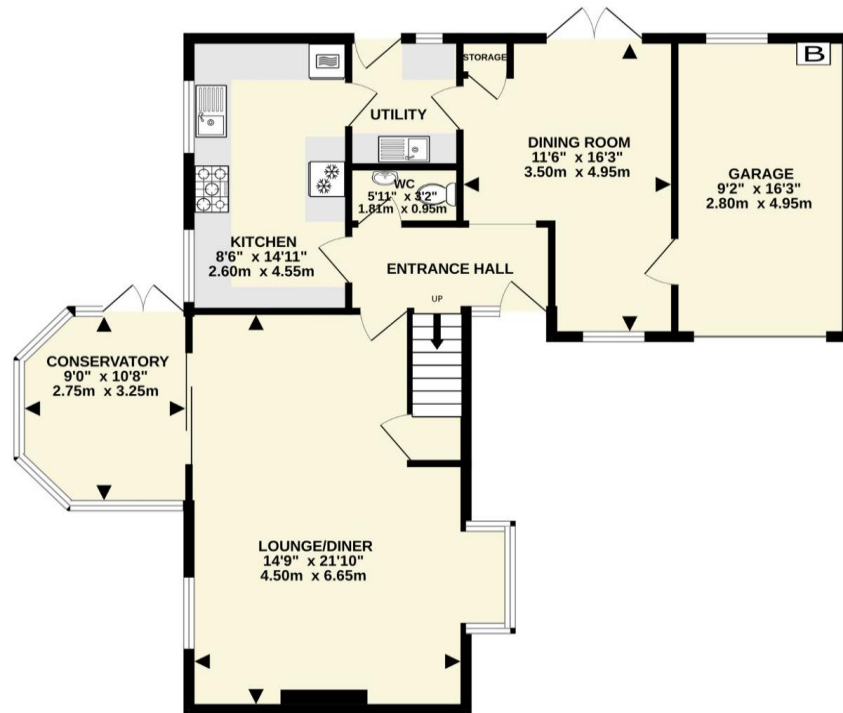
POSSESSION Vacant possession on completion.

REF: DHS02681

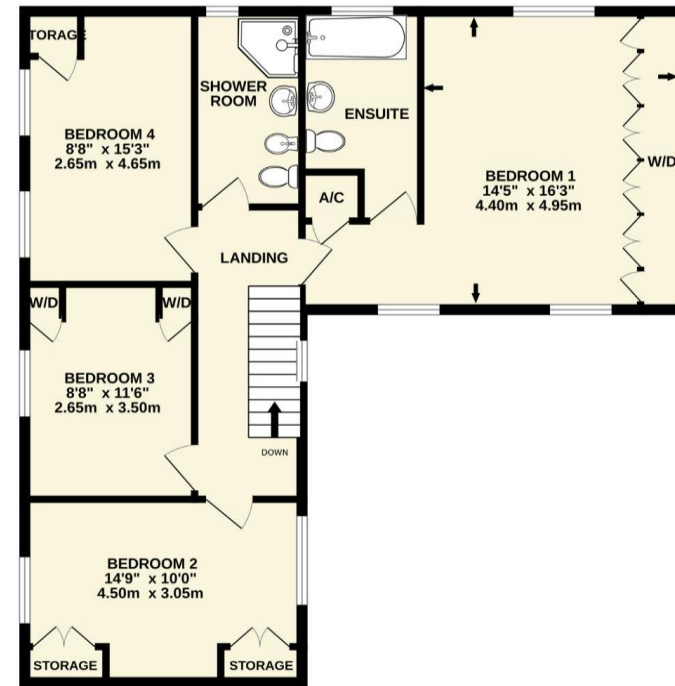
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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