



HARRISON
LAVERS &
POTBURY'S

77 Primley Road
Sidmouth
EX10 9LB

£685,000 FREEHOLD

A spacious four bedroom detached house conveniently situated in a popular residential area within a short stroll of 'The Byes'.

This attractive detached house has been in the same family ownership since the early 1980's and is conveniently situated within walking distance of local shopping facilities, bus services and The Byes riverside walk. The town centre and seafront are a little over a mile away and offer an excellent range of facilities and services.

The accommodation is beautifully presented and arranged over two floors, benefitting from having gas fired central heating (Boiler replaced 2024) and uPVC double glazed windows and doors. Solar panels are fitted and contribute to heat the hot water.

On entering the house, a solid oak front door opens into the reception hall which has a useful cloaks/WC off. Three reception rooms are well proportioned, two enjoying a lovely south aspect with large bay windows and all three rooms have fireplaces. The kitchen/breakfast room enjoys an east aspect, having a range of cupboards, drawers and worksurfaces providing ample storage and there is a freestanding Rangemaster cooker with gas hob along with space for a dishwasher. The original walk-in larder offers further storage with cold shelf and a rear lobby has the back door to the garden along with a walk-in store. A separate utility room offers ample room for further appliances, houses the gas fired boiler and has a further sink and cupboards.





There are four good size bedrooms, three having original fireplaces, the two front bedrooms have a bay window enjoying views to Salcombe Hill. The family bathroom is fitted with a white suite comprising a bath, separate shower cubicle and wash basin and there is a separate WC with wash basin.

From the landing French doors open on to a south facing balcony which takes full advantage of the aspect and views to Salcombe Hill.

The gardens are very well kept, the majority being to the front of the house and having a south aspect. A central lawn has adjoining well stocked shrub borders, providing colour and interest throughout the year and to one side a driveway provides ample parking, giving access to a good size attached garage which has an electric up and over door.

To the rear of the property are further areas of garden which are mainly paved, ideal for seating and entertaining, again having adjoining shrub borders and there is a timber shed and covered store. Within the front garden is a mature Monterey Cypress tree which has a preservation order.

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 1000 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 G.

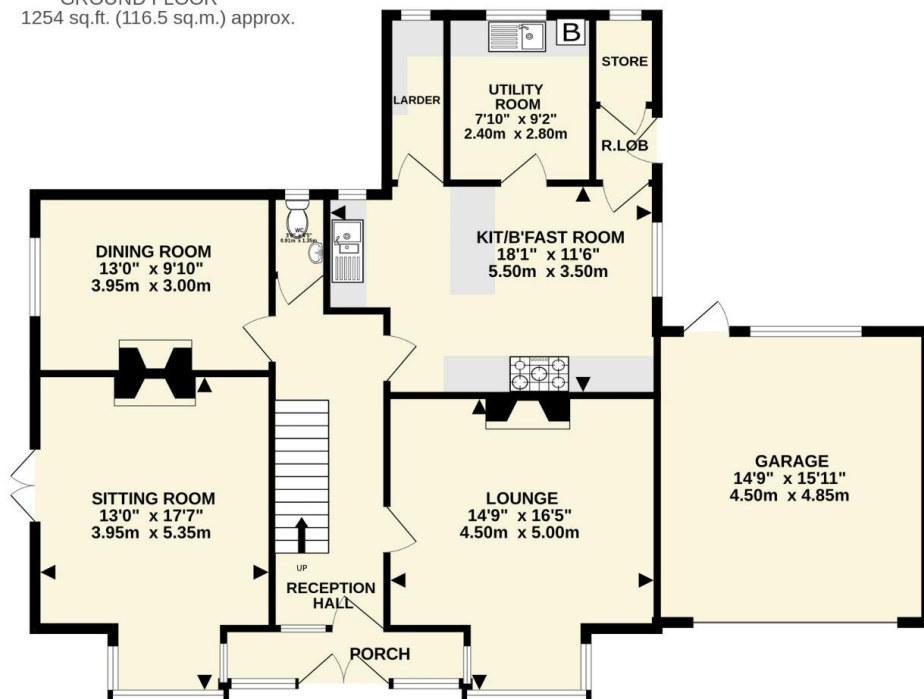
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POSSESSION Vacant possession on completion.

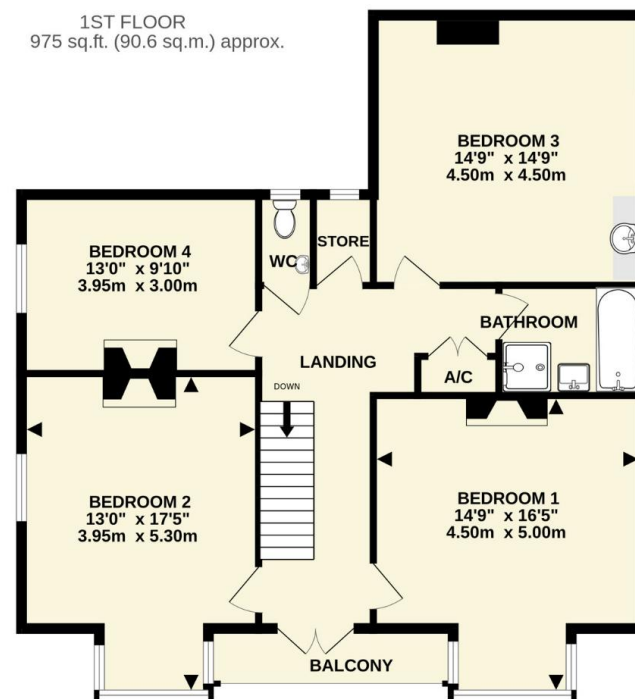
REF: DHS02680 VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 2229 sq.ft. (207.1 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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