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HLP
HARRISON
LAVERS &
POTBURY'S

14 Fleming Avenue
Sidford
Sidmouth
EX10 9NY

£360,000 FREEHOLD

Three bedroom semi-detached house with garage, driveway and west facing rear garden.

The property is conveniently situated in a popular residential area with local amenities and bus services being within a short walk. Also nearby is an entrance into The Byes riverside walk and cycle track leading to the town centre, which offers an excellent range of facilities, along with the esplanade and seafront. The house enjoys an east aspect and takes full advantage of some lovely views across the valley towards Salcombe and Trow Hill.

A driveway provides parking for two vehicles and gives access to the integral single garage which has an up and over door along with light and power. To one side a secure gate opens to the side of the house and the rear garden.

On entering the house, an entrance lobby opens into a good size living space comprising a lounge area, enjoying the front aspect and a dining area with sliding patio doors opening into the garden. An adjoining kitchen has a good range of cupboards, drawers and worksurfaces and there is a built-in electric oven, gas hob, cooker hood and integrated fridge/freezer and dishwasher.













Off the lounge/dining room is an inner lobby which accesses a useful ground floor WC and the staircase.

At first floor level there are three bedrooms, two taking full advantage of the views towards Salcombe Hill and there is a spacious bathroom which comprises a bath with shower over, pedestal wash basin and WC and also houses the airing cupboard.

Gas fired central heating and uPVC double glazed windows are installed.

The rear garden enjoys a lovely west aspect and has paved areas along with an area of lawn, adjoining shrub borders and to one side is a timber garden shed. The front garden is laid to lawn.

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 57 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - October 2026.

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

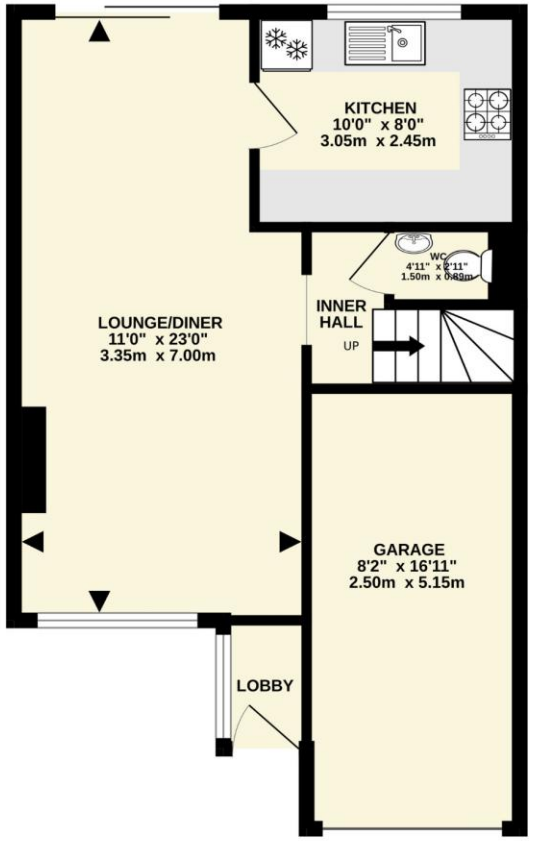
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POSSESSION Vacant possession on completion.

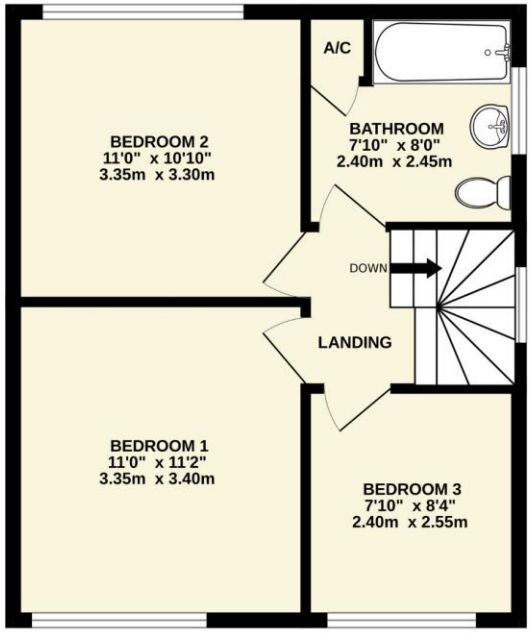
REF: DHS02734

VIEWING Strictly by appointment with the agents.

GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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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.

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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