



HARRISON  
LAVERS &  
POTBURY'S

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GEMS ROAD  
FOR SALE



**Kelvin  
12 Millford Road  
Sidmouth  
EX10 8DR**

**£525,000 FREEHOLD**

**Enjoying a west aspect, and within a short stroll of the town centre and seafront, a spacious four bedroom town house.**

Occupying an almost level site, the property occupies a very convenient location for the town centre and seafront, where there are an excellent range of facilities. Also nearby there are regular bus services along with an entrance into The Byes, a delightful riverside walk and cycle track.

On entering the house, an entrance hall has the staircase to the upper floor and an inner hall leads into a sitting room and separate dining room. The sitting room enjoys a west aspect with bay window overlooking the River Sid and the dining room has storage cupboards and French doors leading into the garden. The kitchen is to the rear of the house, with storage cupboards and worksurfaces along with space for an electric cooker, fridge/freezer and dishwasher. An adjoining rear lobby opens into a useful ground floor bathroom and separate utility room which has additional storage, space for further appliances and houses the gas fired boiler.

To the first floor there are two double bedrooms, the main bedroom being worthy of particular mention having a lovely west facing aspect from a wide bay window. The rear bedroom has an east facing aspect and has a storage cupboard, wash basin and door to a small balcony. A separate shower room is fitted with a white suite and comprises a shower cubicle, WC and wash basin.





To the upper floor there are two further double bedrooms, the front bedroom having a west facing aspect and lovely views over the town towards Muttersmoor.

Gas fired central heating is installed and the windows are uPVC double glazed. Some modernisation is now required.

To the front of the property is a small gravel area of garden with path and steps leading to the front door. To the rear, the house has an enclosed paved garden which has a useful undercover area adjoining the house. There is pedestrian rear access along with a good size garden store.

The town centre and seafront are within a few minutes walk and offer an excellent range of independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a busy High Street and amenities such as Waitrose, Lidl, a cinema, theatre and indoor heated swimming pool.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted download speeds of up to 1000 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (correct as at September 2025)

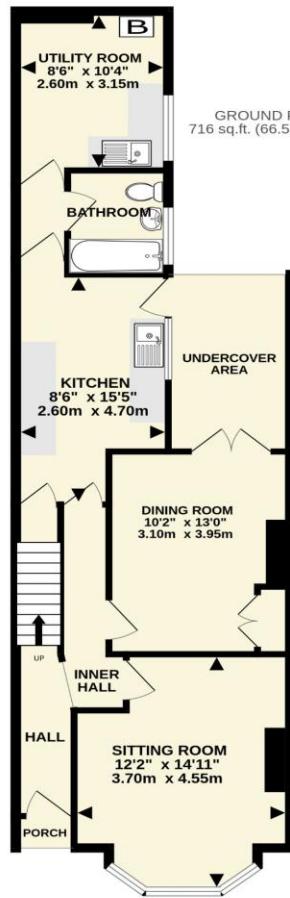
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is **E**.

**EPC: E**

**POSSESSION** Vacant possession on completion.

**REF: DHS02582**

**VIEWING** Strictly by appointment with the agents.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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 fixtures 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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