



87 Winslade Road  
Sidmouth  
EX10 9EZ

£375,000 FREEHOLD

**A beautifully presented, end of terrace house, standing in a popular location only one mile from the town centre and seafront.**

Offered for sale with no ongoing chain, this three bedroom family house has been the subject of considerable improvement. The property now features a modern kitchen, bathroom, boiler, Karndean flooring and carpeting. The entrance hall has a cloakroom/WC and leads through to an open plan kitchen dining room, with modern kitchen units and space for a cooker, fridge freezer and washing machine. A storage cupboard houses the gas boiler and patio doors open onto the rear garden. Glazed doors lead to the sitting room which looks onto the front garden and has a door returning to the hallway.

On the first floor, the main bedroom faces the front aspect with two built-in wardrobes. A second double bedroom has a built-in wardrobe and an outlook over the rear garden. A third single bedroom faces the front and lastly, the bathroom features Karndean flooring and a mains shower over the bath.

The house stands on a rising plot with lawn garden to the front and to the rear, two large patios, a storage shed and a lawn garden facing south.





Winslade Road is situated on a bus route, within walking distance of The Byes and River Sid and only one mile from the town centre and seafront. A good range of day-to-day amenities including a convenience store/coffee shop, Lidl supermarket and a bakery can be found within a third of a mile on Woolbrook Road. Primary Schools and Sidmouth College are also close by. The town centre has a busy High Street with numerous independent shops, High Street chains and popular restaurants.

**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 indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – May 2026.

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

**EPC: D**

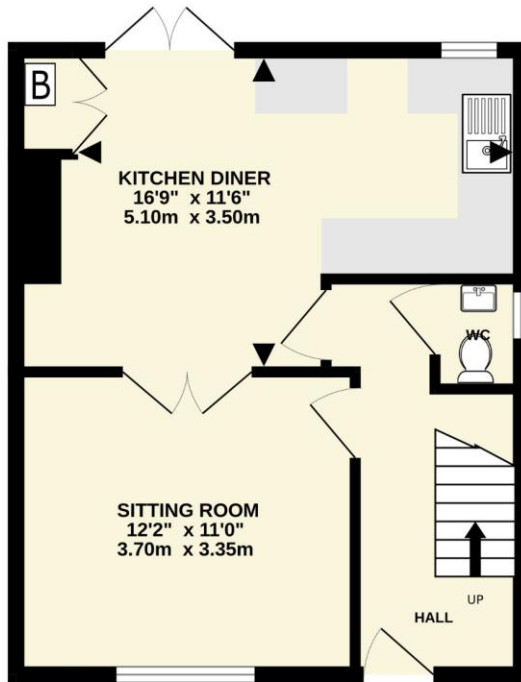
**POSSESSION** Vacant possession on completion.

**REF: DHS02667**

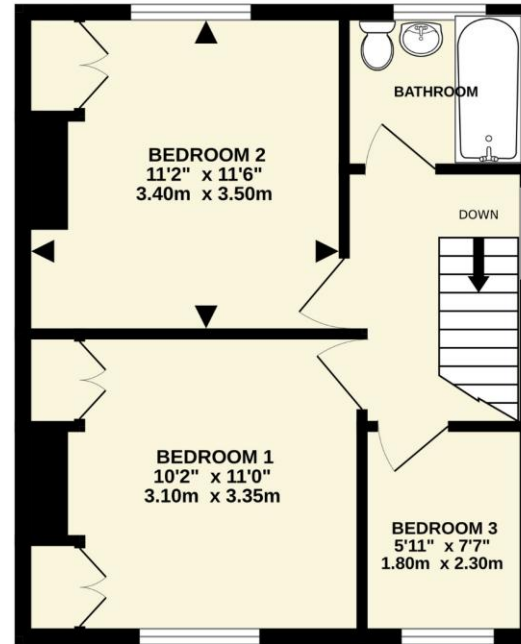
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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