
HLP
HARRISON
LAVERS &
POTBURY'S

5 Lockyer Avenue
Sidford
Sidmouth
EX10 9NU

£325,000 FREEHOLD

Offered for sale with no ongoing chain is this three bedroom, semi-detached house with separate dining room and study.

Most recently rented on a long-term tenancy, this three bedroom, semi-detached house is now vacant and offered for sale with no chain. The house has gas central heating and double glazing but would now benefit from cosmetic refurbishment. In summary the accommodation comprises entrance hallway with cloakroom/WC leading to a good size, dual aspect sitting room. A separate kitchen has fitted units with space for a washing machine, electric cooker and fridge freezer. A separate dining room has a polycarbonate roof, double glazed windows and looks into the rear garden. A separate study off has a connecting door to the garage.

On the first floor are two double bedrooms, a third single bedroom and a bathroom with white suite and mains shower.

The house stands on a level plot with a gravel garden to the front providing additional parking if required. A driveway leads to a single garage with power and light.













To the rear, a lawn garden with gravel borders faces east, has a small patio, vegetable boxes and is well enclosed by timber fencing with a gate to the side.

Lockyer Avenue is a popular residential address, just a third of a mile from the amenities at Sidford, which include a convenience store/post office, public house, takeaway and regular bus services. The Byes and River Sid are within short walking distance and offer a picturesque journey of around two miles down to the town centre.

Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a broad range of amenities to include Waitrose, Lidl, numerous independent shops, High Street chains and popular restaurants.

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

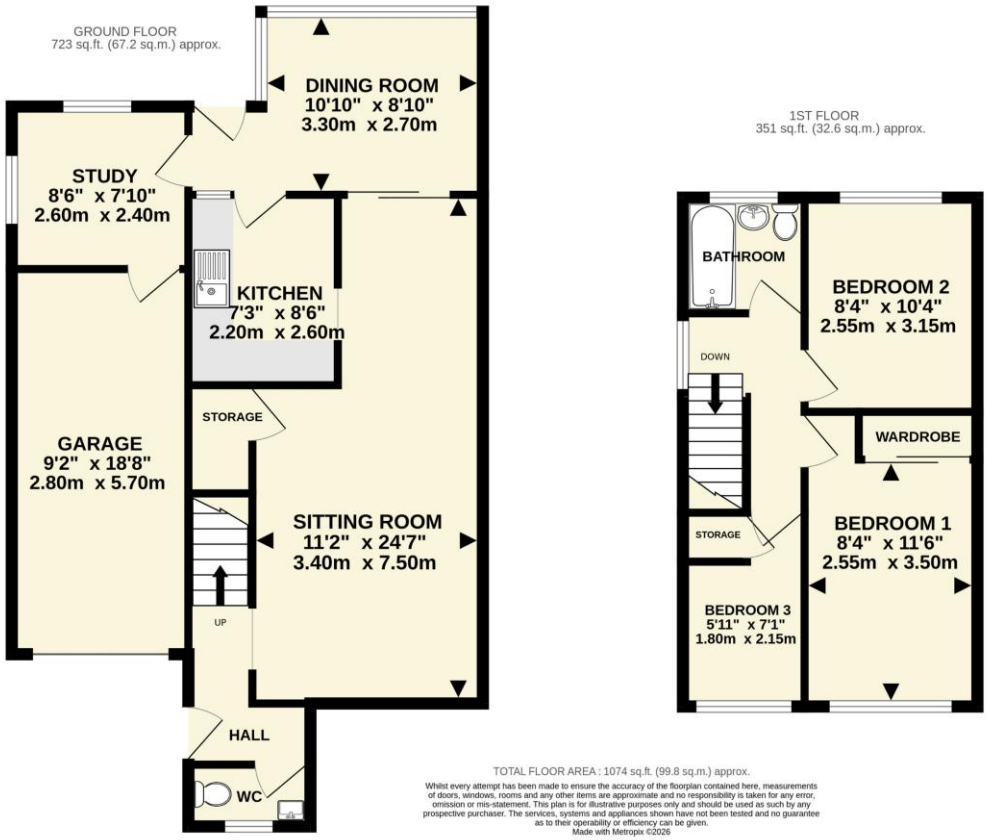
BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 50 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.

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

EPC: D

REF: DHS02745

VIEWING Strictly by appointment with the agents.



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.

Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com