



# 36 Church Street Sidbury, EX10 0SB

## £280,000 FREEHOLD

**Situated in the centre of this East Devon village and having a larger than average garden, an attractive period two bedroom cottage.**

This end of terrace cottage is Grade II Listed and stands in a very desirable location next to the church, with village amenities all being within a short stroll. A feature of the cottage is the garden, situated to the rear and being larger than average, extending eastward toward Sidbury Mill Leat. A footbridge gives access to a further area of ground belonging to the cottage on the banks of the River Sid.

The cottage is now in need of modernisation and improvement however presents an opportunity and potential to an in-coming purchaser.

On entering the cottage, an entrance lobby has the stairs rising to the upper floor and opens into the sitting room, having a westerly aspect towards the church. A display cabinet and shelving and cupboard under the stairs provide storage. The adjoining kitchen is to the rear aspect and offers a range of cupboards and worksurfaces, along with an electric oven, hob and cooker hood. The kitchen also houses the gas fired boiler for the central heating and hot water.

Adjoining the kitchen is a useful utility/storage room with back door along with space for a washing machine and further appliances.

To the first floor, the landing gives access to the roof space via a hatch and to the two bedrooms, the main bedroom enjoying a westerly aspect overlooking the





church and having a large walk-in storage cupboard. The rear bedroom looks east with an outlook over the garden and beyond. A separate shower room comprises a large shower cubicle along with a WC and wash basin.

The rear garden extends eastwards and is mainly laid to lawn with adjoining shrubs along with a lily pond and garden stores. The timber bridge gives access to the further area of ground, again mainly laid to lawn with mature trees, having a greenhouse along with a polytunnel. This area provides a peaceful and secluded setting with an outlook over the River Sid.

The cottage stands in a Conservation Area, away from everyday traffic. Village amenities are close by and include a butchers/convenience store, popular public house, regular bus service, village hall and popular primary school. The unspoilt town of Sidmouth with its Regency esplanade and Jurassic coastline is only three miles away.

**There is a pedestrian 'right of way' for neighbouring cottages across the rear garden.**

**The owner of Sidbury Mill has a right to access and maintain the Leat.**

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

**BROADBAND AND MOBILE** Standard and Superfast broadband are available with predicted download speeds of 80 mbps. Mobile coverage has limited availability from EE, Three, O2 and Vodafone. Information provided by Ofcom.

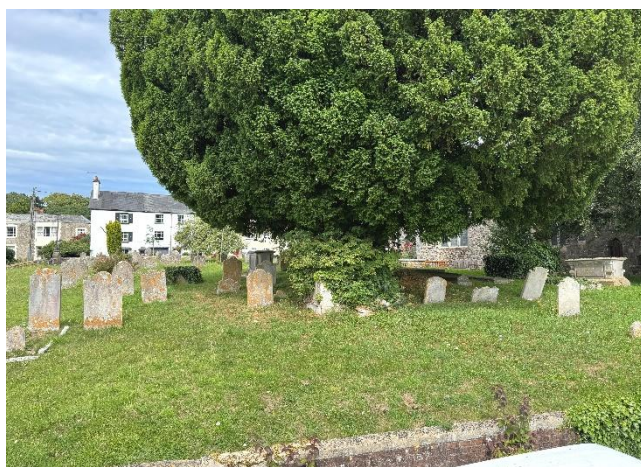
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is C.

**EPC: N/A Grade II Listed**

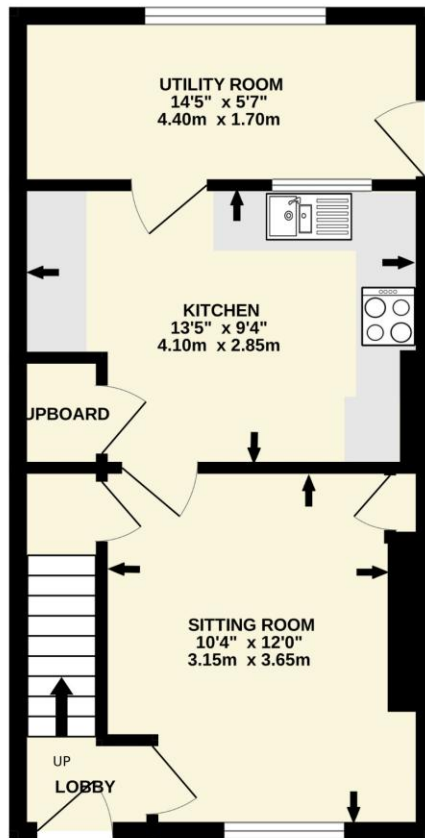
**POSSESSION** Vacant possession on completion.

**REF: DHS02555**

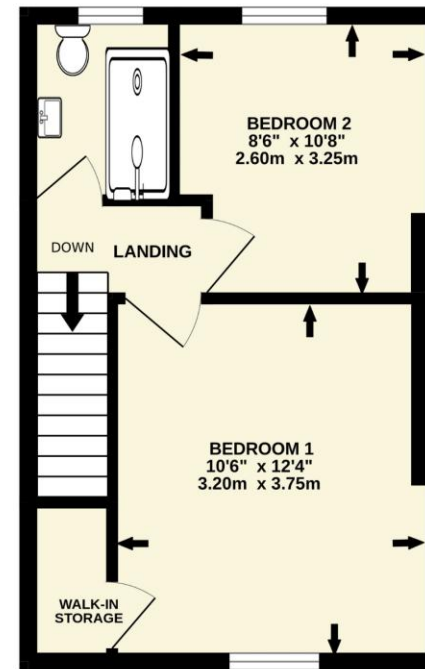
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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