



HARRISON
LAVERS &
POTBURY'S

50 Primley Road Sidmouth, EX10 9LF

£600,000 FREEHOLD

A substantial four/five bedroom semi-detached house, occupying a level position and conveniently situated within a 'stones throw' of The Byes riverside walk.

Primley Road forms part of a popular residential area and is convenient for the local schools, shopping facilities and bus services to the surrounding area. The Byes riverside walk and cycle track is within a stones throw of the property and leads to the town centre where there is an excellent range of facilities, along with the esplanade and seafront.

In more recent years the property has been substantially extended and the roof space converted, all adding to the flexibility of accommodation which is arranged over three floors.

On entering the house, an entrance porch opens into the reception hall which has the stairs with storage under and a useful WC off. The sitting room is well proportioned with a bay window to the front aspect and features a fireplace with gas fire. A separate snug/study is to the other side of the hall and again enjoys a south aspect and to the rear of the house is a separate dining room with sliding patio doors opening to the garden.

Also overlooking the rear garden is the large kitchen/dining/family room which is L shaped and has an adjoining utility area. The kitchen is fitted with a range of cupboards, drawers and worksurfaces and there is a freestanding Stoves double oven with six ring gas hob and a freestanding dishwasher. The adjoining utility area offers further storage and ample space for appliances and houses the gas fired boiler and a useful adjoining boot room accesses the rear garden and has a further cloaks/WC off.





On the first floor there are four bedrooms along with a family bathroom and separate shower room, the bathroom also having a shower cubicle.

From the landing, a turning staircase rises to the second floor where there is a main bedroom/family room which enjoys a lovely dual aspect and views over the valley to the surrounding hills. This room has an en-suite shower room comprising shower cubicle, WC and wash basin.

The accommodation in general offers great flexibility and further potential for alteration should it be required. Some modernisation is now required however gas fired central heating and uPVC double glazed windows and doors are installed.

The property has a good size garden, the majority being to the rear and being level. Adjoining the rear of the house is an extensive patio area, ideal for seating and entertaining and adjoining this is a level area of lawn with adjoining shrub borders and further crazy paved areas. To the rear of the garden is a raised gravel terrace.

Adjoining the front of the property is an extensive driveway providing ample parking and alongside is a further paved area of garden, with adjoining shrub borders.

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 80 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – At June 2026.

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

EPC: C

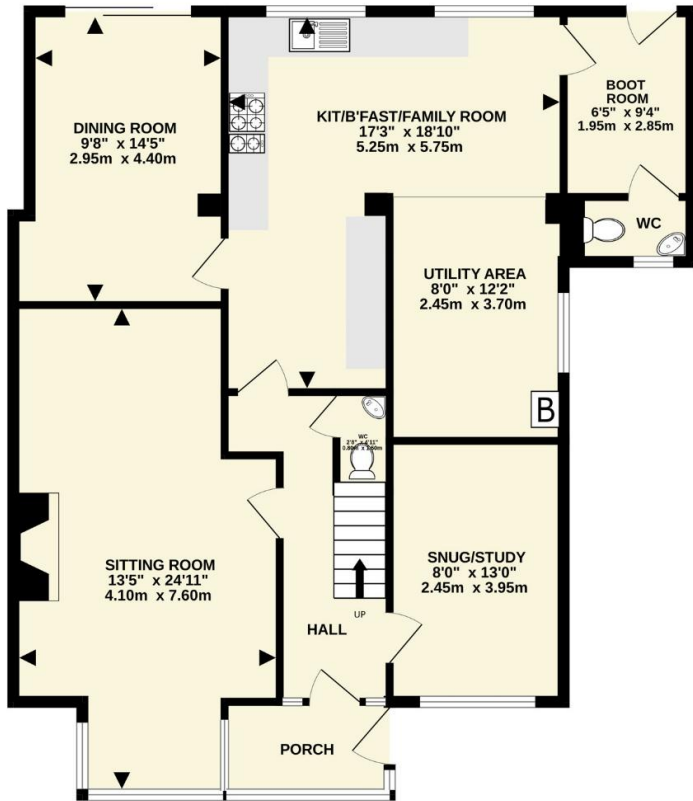
POSSESSION Vacant possession on completion.

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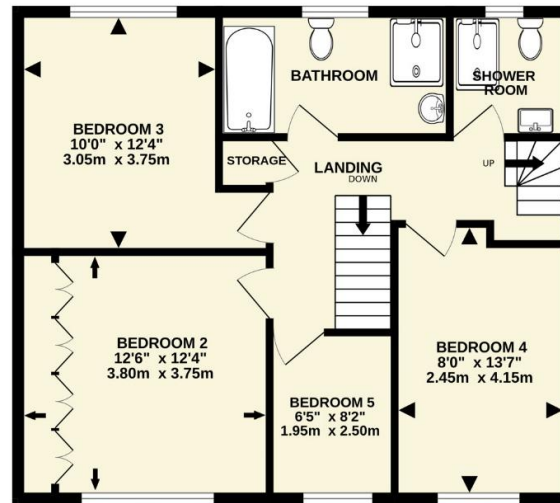
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 2162 sq.ft. (200.8 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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