



4 Newtown
Sidmouth
EX10 8QE

£235,000 FREEHOLD

NO ONGOING CHAIN - Conveniently situated within a 'stones throw' of the town centre, a three bedroom house with courtyard garden.

This three bedroom house is now in need of general modernisation throughout. Gas fired central heating is installed and the windows have been replaced with uPVC double glazed units.

On entering the house, a central entrance lobby has the stairs rising to the upper floor and opens into the sitting room which has an outlook over the courtyard and has a cloaks/WC off. A good size kitchen/dining room is to the other side of the entrance lobby and has a range of cupboards, drawers and worksurfaces and plenty of room for a dining table and chairs. Appliances comprise a built-in electric oven, with gas hob and cooker hood over.

To the first floor there are three bedrooms, two having a storage cupboard and there is a separate shower room comprising shower cubicle, WC and wash basin.





Adjoining the front of the house is a courtyard garden with a part covered area and side gate.

Newtown is located just at the top of Sidmouth's High Street and therefore the town centre, the esplanade and seafront are all within a few minutes walk and offer an excellent range of services and facilities. Also nearby is The Byes, riverside walk and regular bus services to the surrounding area.

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 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 C.

EPC: C

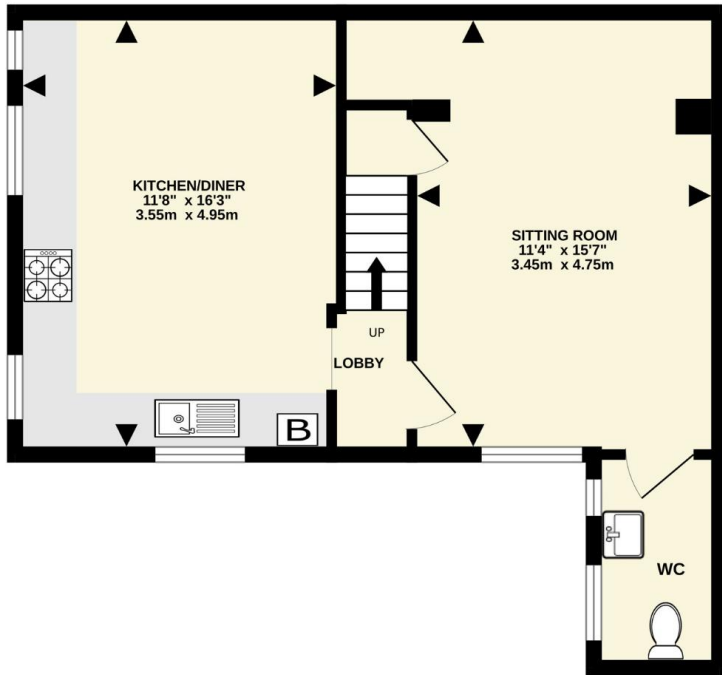
POSSESSION Vacant possession on completion.

REF: DHS02689

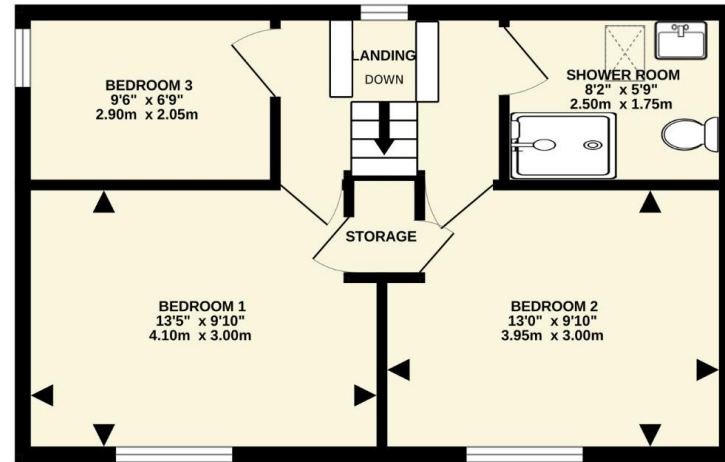
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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