



2 Lower Deems Branscombe EX12 3BB

£285,000 FREEHOLD

A charming, Grade II Listed cottage combining a sympathetic blend of period charm and modern fixtures and fittings.

Refurbished by the present owners after their purchase in 2017, this charming cottage is offered for sale with no ongoing chain. Currently run as a successful holiday cottage, improvements include a replacement kitchen, newly created utility room/cloakroom and the installation of a shower room to the first floor.

The accommodation is beautifully presented, has electric heating and comprises double aspect sitting/dining room with log burner, a useful utility room/cloakroom/WC and a modern kitchen with solid wood worktops, built-in oven, hob, fridge and dishwasher. On the first floor is a good size double bedroom with dual aspect windows, adjacent to which is a modern, well-appointed shower room.

Opposite the cottage is a gravelled parking space, next to which is an enclosed, low maintenance garden. A useful garden room measures 1.1m x 5.1m, with windows and glazed doors. Beyond the garden room is a single garage measuring 3.4m x 3.6m, widening to 4.8m. Garaging and off-road parking is a particularly rare benefit in the village.





The pretty East Devon village of Branscombe is approximately four miles from Sidmouth, features a 12th Century church, two popular public houses, a small primary school, National Trust sites and Branscombe Beach with its popular café. The property is situated approximately a mile and a half from the beach and a stone's throw from The Fountain Head public house.

SERVICES Mains electricity, water and drainage are connected. No mains gas.

BROADBAND AND MOBILE Standard broadband is available in the area with estimated download speeds of up to 17 mbps. Variable 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: Grade II Listed

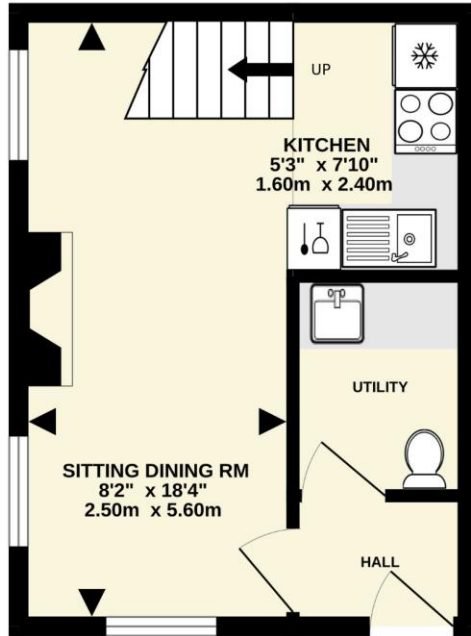
POSSESSION Vacant possession on completion.

REF: DHS02670

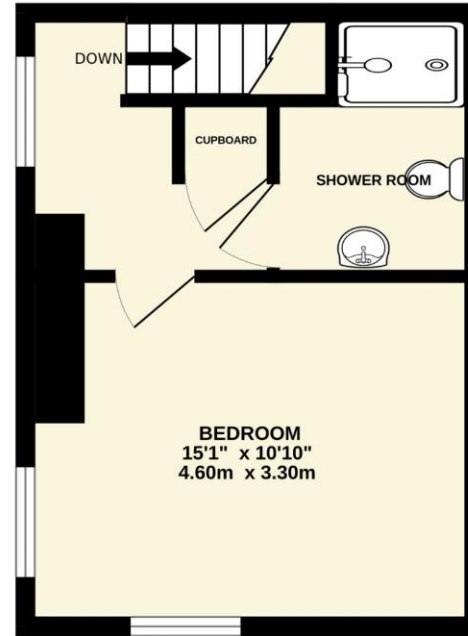
VIEWING Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



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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