HARRISON
LAVERS &
POTBURY'S

Middle Hamecot
41 Manstone Lane
Sidmouth
EX10 9RZ

£675,000 FREEHOLD

A beautifully presented detached house with south west facing garden and situated in a small private cul de sac.

The property occupies a slightly elevated position in a popular residential area and occupies an almost level site, the majority of the garden being to the rear and taking full advantage of the south west aspect. Adjoining the front of the house are further areas of well-kept garden along with a driveway providing parking for two vehicles.

The accommodation is beautifully presented and has been designed with all the principal rooms enjoying the south west aspect and from the upper floors, lovely views to the surrounding hills and to the sea. In more recent years the property has been the subject of considerable improvement and expenditure and now presents in impressive contemporary order throughout. Gas fired central heating and uPVC double glazing are installed.

On entering the property, the reception hall has oak flooring, storage cupboards and a useful cloaks/WC which is fitted with a modern white suite. The main living room is well proportioned and enjoys a triple aspect, again having oak flooring. A feature fireplace with log effect electric fire gives the room a focal point and sliding patio doors open into the rear garden.

The original dining room is currently used as a snug, again having direct access to the garden via French doors and opens into a recently re-fitted kitchen/breakfast room. Beautifully fitted, the kitchen comprises a range of cupboards, drawers and quartz worksurfaces, all providing ample storage and incorporating a large central island unit which has a breakfast bar to one side. Appliances comprising a split- level oven with combi-oven above, an induction hob with cooker hood over, an integrated dishwasher and there is space for a fridge/freezer.

In addition to the kitchen is a large utility room offering further storage and sink unit and having space for a washing machine and tumble dryer. Concealed in a further cupboard is the gas boiler (replaced in 2019) and there is a door accessing a store room which has an electrically operated roller door to the front driveway.

On the first floor there are three double bedrooms, two enjoying the south west aspect with views to the sea. The main bedroom has an en-suite shower room which features under floor heating and a separate family bathroom comprises a bath and separate shower cubicle. Both the en-suite and the family bathroom are fitted with modern white suites with attractive tiling.

The landing is large enough to accommodate a small study area if required and also gives access to a good size roof space via a sliding ladder and is partly boarded and has a light.

The gardens are very well tended with areas of lawn and adjoining borders containing numerous ornamental shrubs and trees to provide colour and interest throughout the year. An extensive patio area takes full advantage of the privacy and aspect and to one side is a pathway with secure gate.

The property is situated approximately a mile and a half from the town centre and seafront which provide an excellent range of facilities and within walking distance are bus services, The Byes riverside walk and the popular Waitrose supermarket.

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. – August 2026.

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

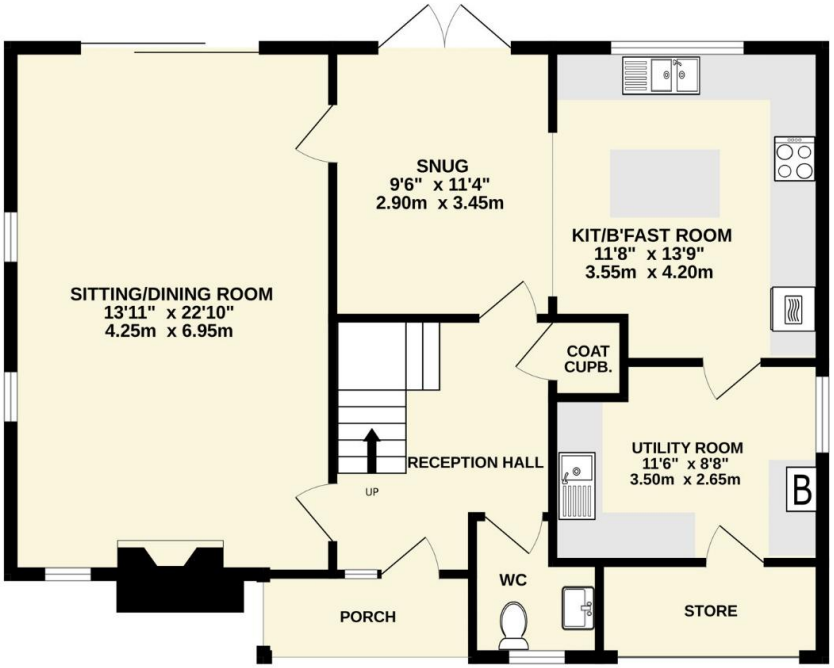
EPC: C

POSSESSION Vacant possession on completion.

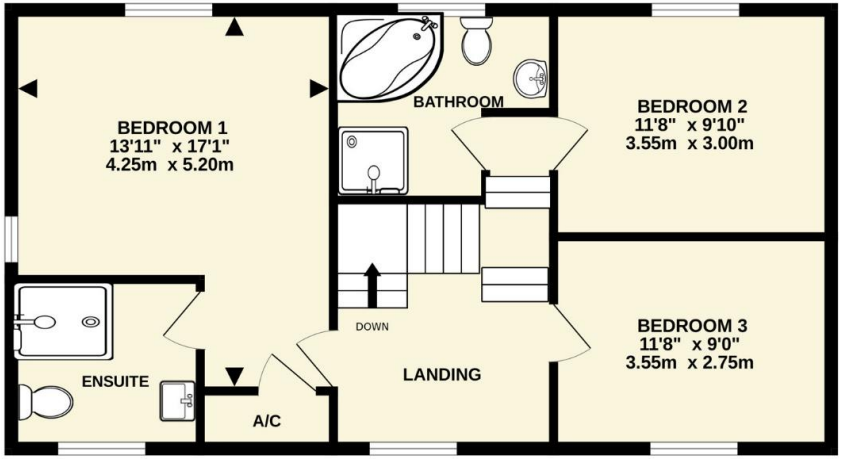
REF: DHS02707

VIEWING Strictly by appointment with the agents.

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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