
HLP
HARRISON
LAVERS &
POTBURY'S

26 Higher Brook Meadow
Sidford
Sidmouth
EX10 9ST

## £340,000 FREEHOLD

**A beautifully presented, three bedroom house, providing comfortable accommodation for a young family, with an attractive garden and off-road parking.**

Presented in superb order throughout, with gas central heating and double glazing, the house provides accommodation of around 1000 sq. feet. The ground floor comprises dual aspect sitting room, good size separate dining room, a modern kitchen featuring hardwood surfaces and built-in induction hob, twin ovens, fridge/freezer and dishwasher. A utility room off the kitchen has storage, space for a washing machine and a wine chiller and there is also a WC.

On the first floor, all bedrooms are of a good size; the main bedroom being dual aspect with a fine view to the front, a generous second bedroom, and good size third bedroom. Finally, a well-appointed modern bathroom has a spa bath and separate mains shower cubicle.

To the front of the house is off-road parking for three cars. To the rear a patio extends across the back of the house and provides secluded entertaining space. Lawn garden extends to a pet enclosure and barbeque area and there is also a large storage shed.













The house is only a third of a mile from the amenities at the centre of Sidford, a short drive from Waitrose, Lidl, local schools and Sidmouth College and a little over two miles from the town centre and seafront. Sidmouth is an unspoilt town on the Jurassic Coast, enjoying a busy High Street with numerous independent shops, High Street chains and popular restaurants. Wide ranging amenities include sports clubs, an indoor swimming pool, cinema, theatre, popular beaches and Regency esplanade.

**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 mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.

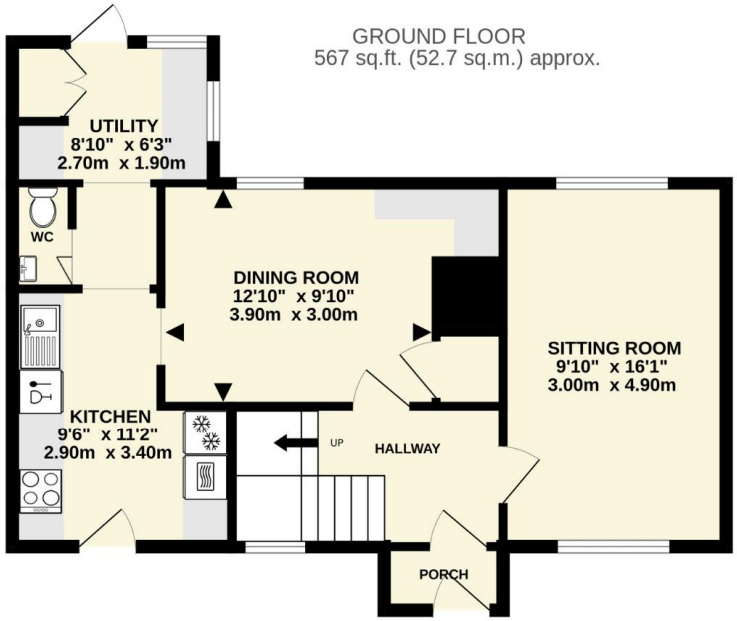
**COUNCIL TAX** We are advised by East Devon District Council that the council tax band is **C**.

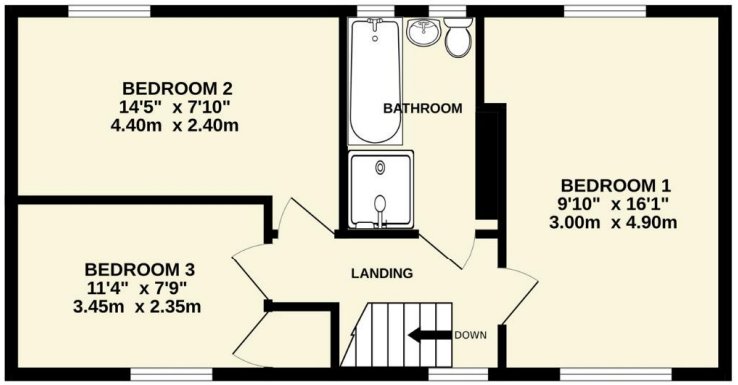
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02694**

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




TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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.
Made with Metropix ©2026




**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.

**Tel: (01395) 516633**

**Email: reception@harrisonlavers.com**

**www.harrisonlavers.com**