



 HARRISON
LAVERS &
POTBURY'S

6 Royal London Court
Fore Street
Sidmouth
EX10 8AD

£275,000 FREEHOLD

A town centre mews house providing two/three bedroom accommodation with off-road parking. Now in need of some modernisation and refurbishment.

Offered for sale with no ongoing chain, it is understood that the property is a coach house conversion, linked to the time of the Royal London Hotel, dating back to the early 19th century. The house is mid-terrace and forms part of a small, tucked away mews development, just off Fore Street in the heart of the town centre. The accommodation has gas central heating and double glazing, can be occupied immediately but would now benefit from some modernisation and refurbishment.

In summary, the accommodation comprises entrance hall, WC, kitchen fitted with a range of units, a built-in oven and gas hob and with space for additional appliances. A dual aspect sitting/dining room has storage and there is a study or occasional bedroom three.

On the first floor the main bedroom is particularly spacious, with dual aspect windows and a range of built-in wardrobes. There is a second double bedroom with Juliette balcony and built-in wardrobe and lastly, a shower room.





The property will appeal to those looking for no garden maintenance, having hard landscaped grounds to the front, providing off-road parking with additional space for a table and chairs.

Royal London Court stands in the heart of the town centre, in a tucked away location short walking distance from all amenities and the seafront. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a busy High Street with numerous independent shops, High Street chains and popular restaurants. Wide ranging amenities include Waitrose, Lidl, regular bus services, a theatre, cinema, indoor swimming pool, an eighteen-hole golf course and a charming, 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 1000 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – June 2026.

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

EPC: C

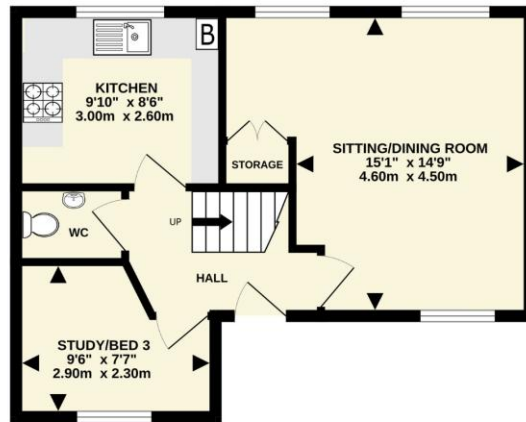
POSSESSION Vacant possession on completion.

REF: DHS02690

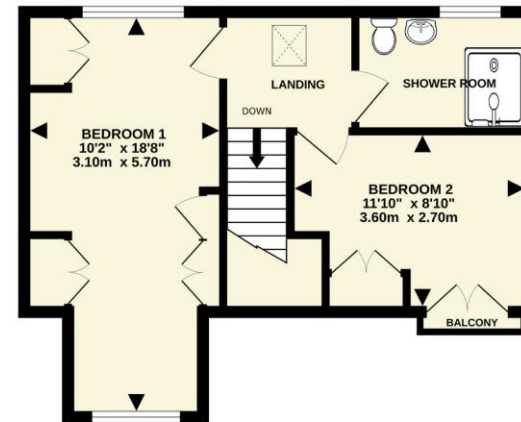
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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