



HARRISON
LAVERS &
POTBURY'S

153 Manstone Avenue
Sidmouth
EX10 9TH

£264,000 FREEHOLD

A well presented three bedroom house with a good size rear garden that enjoys a southerly aspect.

The property is conveniently situated in a popular residential area and is within a short walk of a good ranges of amenities and bus services along Woolbrook Road. Also nearby are the local schools and Sidmouth's town centre and seafront are approximately a mile and a half away.

The accommodation is arranged over two floors and benefits from having gas fired central heating, uPVC double glazed windows and doors and oak wood flooring to the ground floor.

On entering the house, the entrance hall has the stairs rising to the upper floor and a half-glazed door opens into the sitting room which enjoys a southerly aspect overlooking the garden and has sliding patio doors. A fireplace with wood burning stove (not in use) gives the room a lovely focal point and there is a useful storage cupboard off. The adjoining kitchen has a range of cupboards, drawers and worksurfaces, all providing storage and there is a built in electric double oven, gas hob, cooker hood and space for a washing machine and fridge. The ground floor bathroom is fitted with a modern white suite comprising a panelled bath with shower attachment, WC, wash basin with vanity cupboard below and has part tiled walls and a chrome heated towel rail.





The first floor landing enjoys a southerly aspect and has an airing cupboard off along with access to the roof space, with sliding ladder. There are three bedrooms, the main bedroom being worthy of particular mention, having fitted wardrobes to one wall and featuring part panelled walls. Bedroom two and the landing enjoy a lovely view across the Sid Valley to the surrounding hills.

The majority of the garden is to the rear of the house and is mainly laid to lawn with adjoining shrub borders and having three garden sheds. Adjoining the rear of the house is a patio area that extends into a covered seating area, all taking full advantage of the southerly aspect. Adjoining the front of the house is a further area of garden which is laid to lawn and has a bin store off. A shared passageway with next door connects the front and rear garden.

Sidmouth offers an excellent range of amenities and services, with the town centre having numerous independent shops, High Street chains, cafes and restaurants along with numerous sports clubs and Waitrose and Lidl supermarkets.

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 in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (as at March 2026)

OUTGOINGS We are advised by East Devon District Council that the council tax band is B.

EPC: C

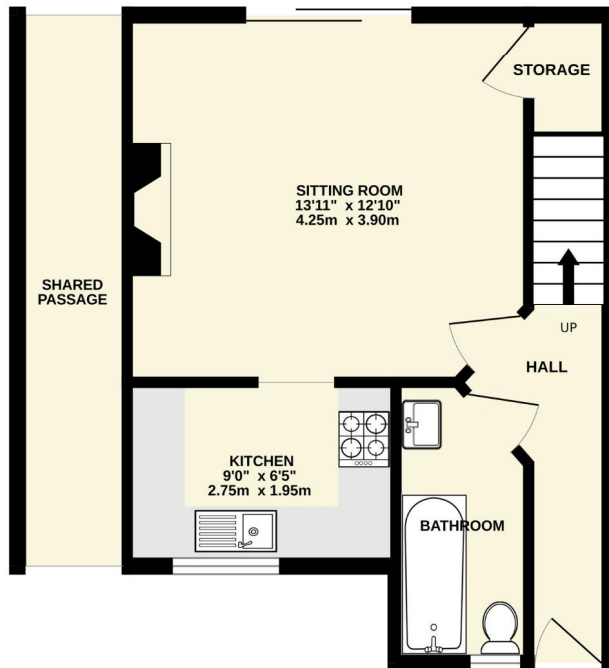
POSSESSION Vacant possession on completion.

REF: DHS02634

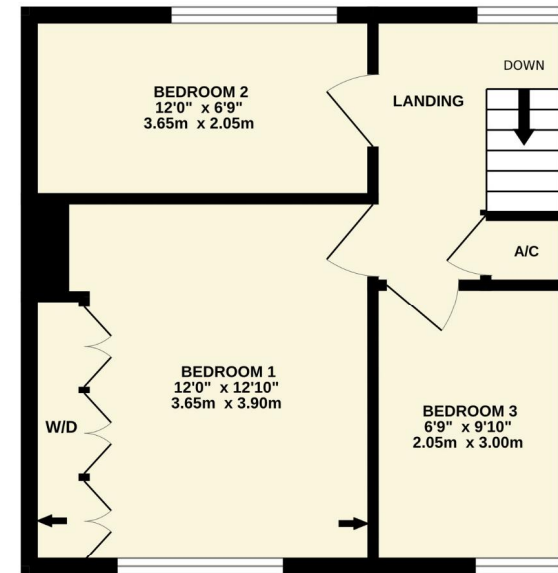
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 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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