



HARRISON
LAVERS &
POTBURY'S

'The Kingfisher'
13 Salters Meadow
Sidmouth
EX10 9BL

£350,000 FREEHOLD

A well presented and modernised house with two double bedrooms, off-road parking and a deep, west facing garden, located on the edge of The Byes and River Sid.

The subject of considerable improvement by the current owners following their purchase in early 2023, this well-proportioned house now features a modern kitchen and bathroom, good décor throughout, gas central heating, log burners and a beautifully arranged rear garden.

On entering the house, the hallway has storage and leads to a separate sitting room with front facing aspect and log burner. To the rear is an open plan kitchen/dining room with hardwood surfaces and built-in fridge/freezer, dishwasher, oven and electric hob. The dining room has patio doors to the garden, a log burner and useful, cellar storage. To the side of the house a lobby runs from the front to the back of the property, has a cupboard with space and plumbing for a washing machine and tumble dryer and leads to a study with en suite WC.

Upstairs, the main bedroom looks to the front aspect and has a fully fitted dressing room. A second double bedroom looks to the rear and finally there is a well-appointed bathroom with mains shower over the bath.





A particular feature of the house is the deep, west facing rear garden which has been attractively arranged to provide paved seating and entertaining areas, a pergola, good size lawn garden, vegetable boxes, pond, shed and a further patio at the foot of the garden. There is also gated access through to Temple Street. There is gravelled off-road parking and an external power point at the front of the house.

Salters Meadow is located next to The Byes and River Sid, just three quarters of a mile from the town centre and seafront. Amenities close by include regular bus services, a Spar/post office, the popular Volunteer Inn and Lidl. Local schools, Sidmouth College and Waitrose are a short drive away. 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 a cinema, theatre, indoor swimming pool, eighteen-hole golf course and well supported local sports clubs to include rugby and cricket.

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 indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - July 2026.

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

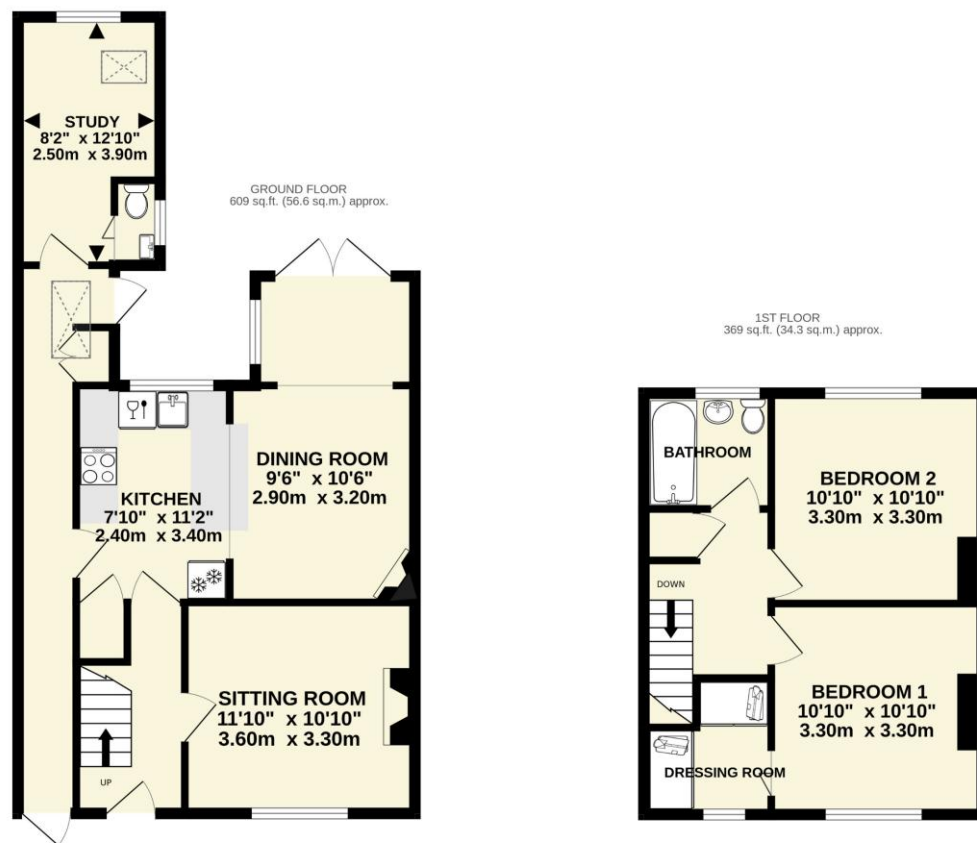
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02699

VIEWING Strictly by appointment with the agents.





TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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