



HARRISON
LAVERS &
POTBURY'S

16 Castle Hill View Sidford Sidmouth EX10 9PP

£325,000 FREEHOLD

A three bedroom, end of terrace home presented in excellent order throughout, with adjoining driveway and garage and no chain.

Presented in superb order throughout and retaining its original kitchen and bathroom from the 1980's, this end of terrace house is offered for sale with no ongoing chain. Once inside, the accommodation has gas central heating and double glazing and an entrance hall with cloakroom/WC. An open plan sitting/dining room is dual aspect, with sliding patio doors looking southerly into the rear garden. The separate kitchen is fitted with a range of original units, having space for a cooker, washing machine and fridge/freezer.

Bedrooms one and two are a very good size, both having built in wardrobes with bedroom two enjoying a fine aspect to the rear, over Sidford to Salcombe Hill. There is a third single bedroom and the bathroom is fitted with its original suite and an airing cupboard housing the hot water cylinder.

The house stands on a level plot with lawn garden and well stocked beds to the front. To the rear, a southerly facing garden has patio and lawn and is well enclosed with gated side access. A driveway provides off-road parking for two cars and leads to a single garage with power, light and a wall mounted gas boiler. In addition, the property owns a piece of garden on the opposite side of the road and in line with its boundaries.





Castle Hill View is a pleasant cul de sac, short walking from the centre of Sidford and as such, within easy reach of amenities to include a Spar/Post Office, regular bus services in and out of Sidmouth, a hairdresser and a popular public house. Primary schools, Sidmouth College, Waitrose and Lidl are a short drive away and the town centre and seafront are around two miles where there is a busy High Street with numerous independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic Coast with wide ranging amenities, two beaches and a glorious Regency esplanade.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – August 2026.

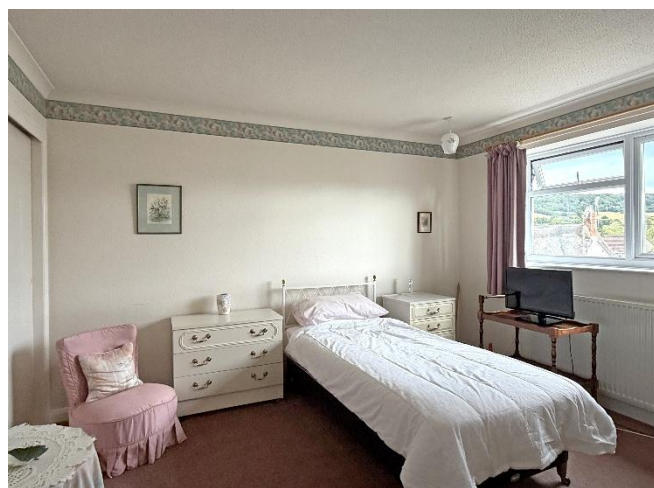
COUNCIL TAX We are advised by East Devon District Council that the council tax band is D.

EPC: tba

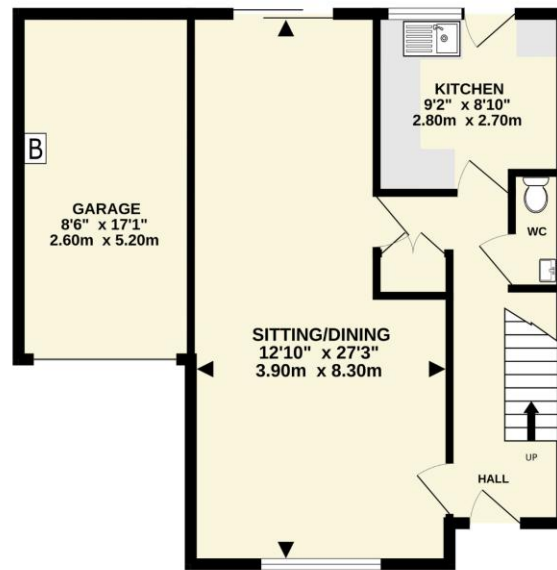
POSSESSION Vacant possession on completion.

REF: DHS02703

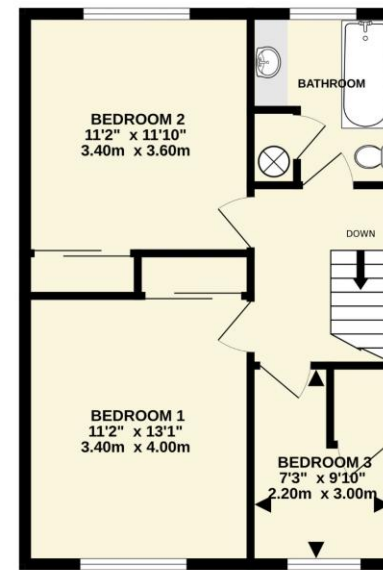
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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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