



HARRISON
LAVERS &
POTBURY'S

68 Tyrrell Mead
Sidmouth
EX10 9TR

£275,000 FREEHOLD

NO ONGOING CHAIN - Three bedroom house with garage and west facing garden.

This three bedroom house occupies an almost level site within a popular residential area and is conveniently situated within walking distance of local shopping facilities and bus services at Woolbrook along with both Sidmouth College and Sidmouth Primary School.

On entering the house an entrance lobby has the stairs rising to the first floor and opens into the main living area which comprises a lounge and dining area. The lounge area overlooks the front garden, with a wide bow window and the dining area has French doors opening into the rear garden. The adjoining kitchen offers a good range of storage cupboards and worksurfaces and has a built-in electric oven, hob and cooker hood and there is space for a washing machine, fridge/freezer and dishwasher.

To the first floor, the three bedrooms all have fitted cupboards, the rear bedroom enjoying a lovely view in a westerly direction towards Muttersmoor. The separate family bathroom is fitted with a white suite with bath with shower over, WC and pedestal wash basin. Off the landing is a linen cupboard and access to the roof space.





Gas central heating and uPVC double glazed windows are installed.

The majority of the garden is to the rear of the property and enjoys a lovely south west aspect. The garden has an area of lawn, patio area and there are two outside stores, along with rear pedestrian access. Adjoining the front of the house is a further area of garden and there is also a single garage conveyed with the property which is situated in a nearby block. The garage measures 2.5m x 5m and has an up and over door. The garage block can also be accessed via a gate at the end of the terrace with the garage being the second on the right.

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 in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – At September 2026.

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

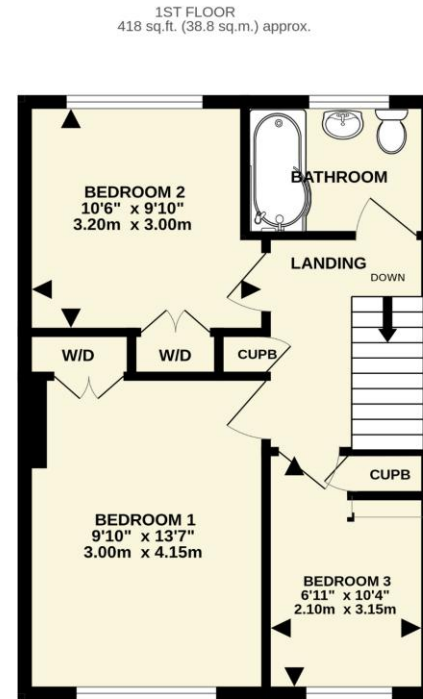
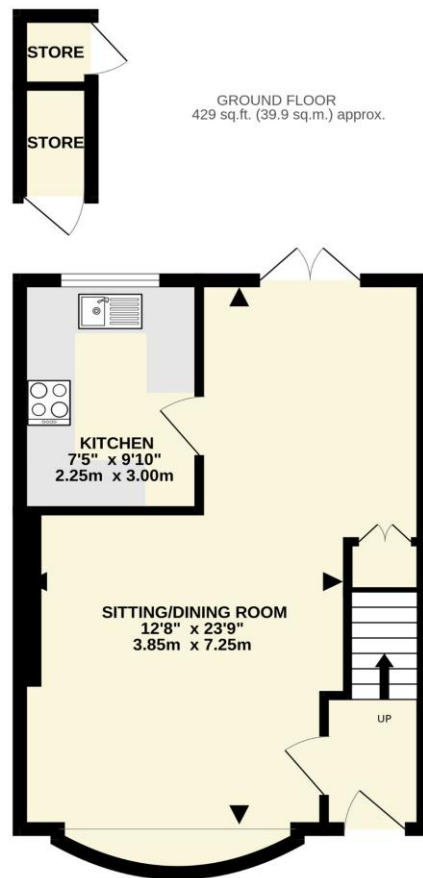
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02718

VIEWING Strictly by appointment with the agents.





TOTAL FLOOR AREA: 847 sq.ft. (78.7 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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