



HARRISON
LAVERS &
POTBURY'S

59 Holmdale
Sidmouth
EX10 8DN

£368,000 FREEHOLD

A much improved bay fronted terrace house occupying a superb location, just a third of a mile from the seafront.

Offered for sale with no on-going chain and presented in good order throughout, this attractive terrace house has been sympathetically remodelled to provide accommodation with a more contemporary feel. Once inside, a spacious open plan sitting/dining room has a south facing bay window with bespoke shutters, oak floor and exposed brick feature wall. The separate kitchen/dining room is well appointed with a well-appointed with a built-in gas hob, oven, fridge and wash machine. The dining area features a double glazed pitched roof and patio room opening into the rear garden.

On the first floor, a spacious main bedroom enjoys a south facing bay window with bespoke shutters and a built-in wardrobe. Bedroom three again has a built-in wardrobe and a window looking to the rear aspect. A large shower room is dual aspect, has a double shower cubicle along with storage cupboard housing the gas boiler and pressurised hot water cylinder. On the second floor, bedroom two is a particularly good size, with south facing dormer window, built in wardrobe and eave storage along with an en suite shower room.

The property has gas central heating and uPVC double glazing.





The house has a shallow frontage enclosed by a brick wall and gate, setting the house back from the road. To the rear is a pretty enclosed courtyard garden with storage shed and gated rear access.

The house is situated in a most convenient location, just a short walk from the town centre and only a third of a mile from the seafront and esplanade. As such, the property stands within easy reach of a broad range of independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic coast, benefitting from a busy High Street, Waitrose, Lidl, a cinema and theatre and stunning Regency esplanade.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted download speeds of up to 1800 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

EPC: D

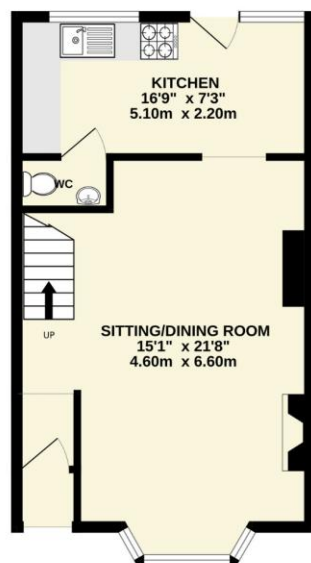
POSSESSION Vacant possession on completion.

REF: DHS02546

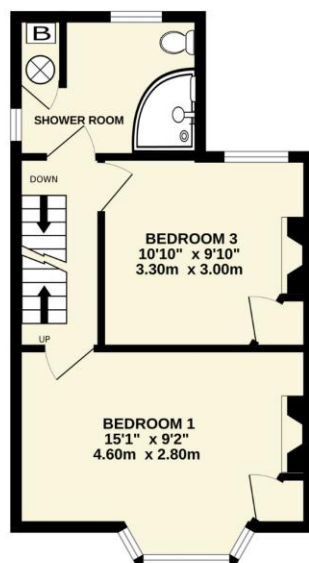
VIEWING Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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