



32A



HARRISON  
LAVERS &  
POTBURY'S

32A Ladymead  
Sidmouth  
EX10 9XN

£249,950 FREEHOLD

**A three bedroom house with no ongoing chain, two off-road parking spaces and in a cul-de-sac location.**

Offered for sale with no ongoing chain is this end of terrace house built of standard, block construction around twenty years ago. The property has gas central heating and uPVC double glazing. Once inside, the sitting room has a front facing window looking westerly, there is a cloakroom/WC and open-plan access to the kitchen/dining room. The kitchen is fitted with a range of units to include a built-in oven and electric hob and with space for dishwasher, washing machine and fridge/freezer. A wall mounted, gas combination boiler was installed in March 2026. The dining area features patio doors opening onto the rear garden.

On the first floor the main bedroom has two front facing windows looking westerly, with fine views along Muttonsmoor. There are two further bedrooms and a bathroom.

To the front of the house hard standing provides off-road parking for two cars. To the rear, a hard landscaped garden leads to steps rising to a decked terrace.





Ladymead is conveniently situated on a regular bus route in and out of Sidmouth and is within walking distance of Waitrose, Stowford Community Centre and the Beacon Medical Centre. The town centre and seafront are around two miles away, where there are numerous independent shops, High Street chains, popular restaurants to include Rockfish, a cinema and theatre. Sidmouth is an unspoilt town on the World Heritage Jurassic Coast.

**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 80mbps. Good outdoor and indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – March 2026.

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

**EPC: C**

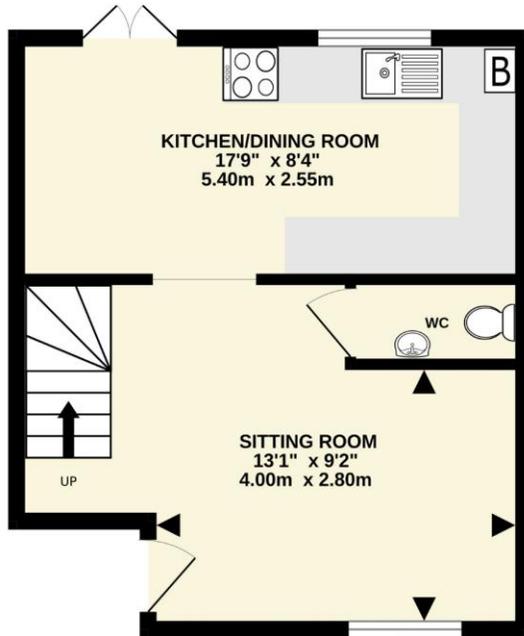
**POSSESSION** Vacant possession on completion.

**REF: DHS02643**

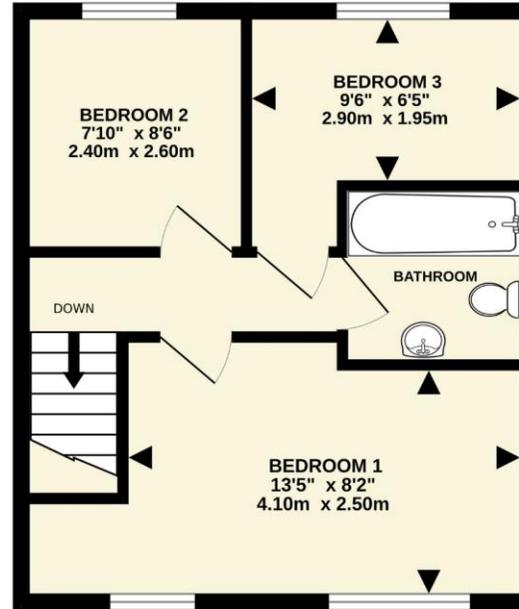
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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