



HARRISON
LAVERS &
POTBURY'S

26 Arcot Park Sidmouth EX10 9HP

£425,000 FREEHOLD

A charming double fronted three bedroom house with bathroom and separate shower room, along with a garage, off road parking and a good size garden.

This attractive double fronted home was built in 1927 and is well presented throughout. Offering generous accommodation arranged over two floors, the house benefits from having gas fired central heating and uPVC double glazed windows which includes French doors to the sitting room accessing the rear garden.

On entering the house, the entrance hall has the stairs rising to the upper floor and opens into a good size dual aspect sitting room which enjoys an outlook over Long Park and opens into the rear garden. The kitchen/dining room enjoys a triple aspect, again overlooking Long Park to the front. The kitchen area offers a range of cupboards, drawers and solid wood worksurfaces, all offering ample storage and there is an integrated slimline dishwasher along with a freestanding 'range style' cooker with double oven, five ring gas hob and has a cooker hood over. In addition, there is space for a washing machine and fridge/freezer. An extension to the rear elevation has provided a rear hall/boot room which accesses the garden and also opens into a modern shower room which is fitted with white suite and comprises a large walk-in shower, WC and wash basin.





To the first floor, the landing enjoys a southerly aspect and gives access to the three bedrooms, two being to the front of the property and enjoying a lovely open outlook towards Long Park and Salcombe Hill. Both have storage cupboards and bedroom three overlooks the rear garden. A separate family bathroom is fitted with a modern white suite comprising a bath with shower over along with a WC and wash basin. Both the first floor bathroom and ground floor shower room have attractive tiling and feature heated towel rails.

Externally, the property benefits from a south facing garden, perfect for outdoor living. On two levels there are extensive paved patio areas which take full advantage of the aspect and there is an area of lawn. To one side of the house is a detached single garage which has power, a workbench and shelving and adjoining the front of the house is a block paved driveway providing parking.

The location is very convenient, being just a short walk from local shops, bus services and schools, making it ideal for families or those seeking easy access to everyday amenities. Opposite the property is Long Park which is a recreation area and within a short walk is The Byes, a delightful riverside walk and cycle track leading to Sidmouth's town centre which is a little over a mile away and offers an excellent range of facilities.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of 1000 mbps. Good outdoor and in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - January 2026.

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

EPC: C

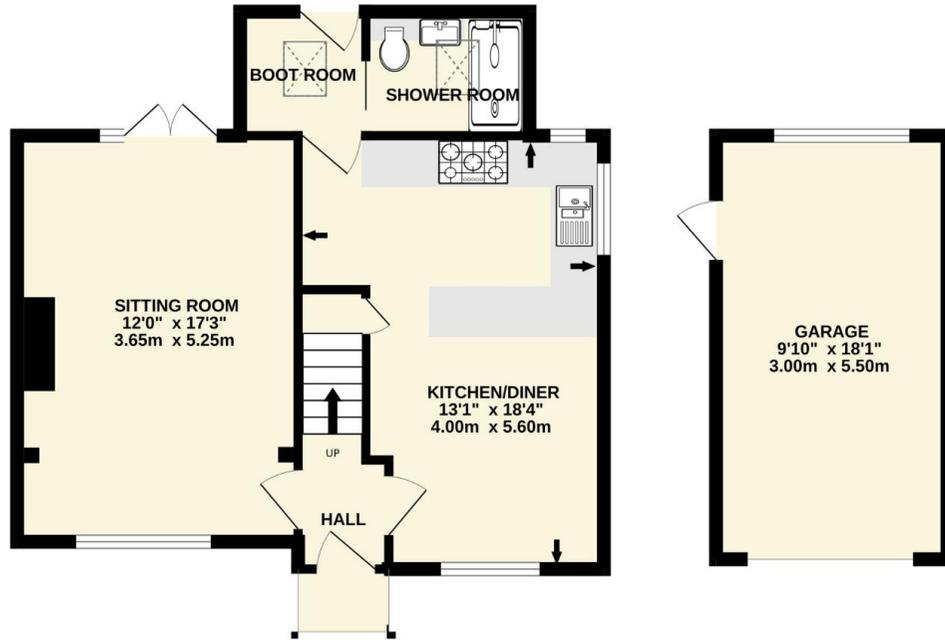
POSSESSION Vacant possession on completion.

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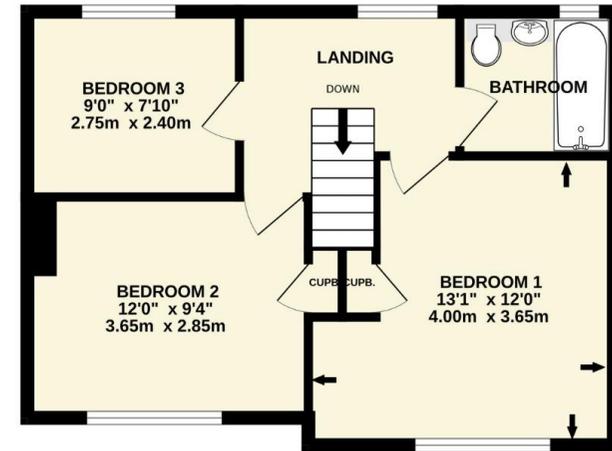
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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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