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HLP
HARRISON
LAVERS &
POTBURY'S

93 Winslade Road
Sidmouth
EX10 9EZ

£340,000 FREEHOLD

NO ONGOING CHAIN -Three bedroom terrace house, conveniently situated and having off road parking and a south facing rear garden.

Winslade Road is conveniently situated within three quarters of a mile of the town centre and seafront where there is an excellent range of facilities and services. Within a short walk there are regular bus services and shopping facilities along Temple Street, which also gives access to The Byes, riverside walk via Sid Park Road.

On entering the house, an entrance hall offers storage along with the staircase rising to the first floor. The main living space comprises a dual aspect lounge/dining room, having an attractive fireplace with electric fire. The kitchen is to the rear of the house and in more recent years has been extended and now offers an extensive range cupboards, drawers and worksurfaces. Appliances comprise a split-level double oven, gas hob, cooker hood and freestanding dishwasher, washing machine, tumble dryer, fridge/freezer and fridge. Adjoining the kitchen is a patio area which accesses the garden.

To the first floor there are three bedrooms, the two double rooms have fitted wardrobes and cupboards and there is a separate shower room comprising corner shower cubicle, WC and pedestal wash basin.













The house is now in need of a little modernisation, however uPVC double glazed windows and gas fired central heating are installed. The gas boiler is situated in the kitchen.

To the front of the house is a good size off road parking space along with a pathway leading to the front door and a small garden comprising a lawn, patio and shrub borders. To the rear of the house is a terraced garden comprising paved and gravel areas along with a lily pond and to one side, steps access the terraces. There is also an aluminium greenhouse and to the top of the garden there are timber storage sheds and lovely views to the surrounding hills.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – At July 2026.

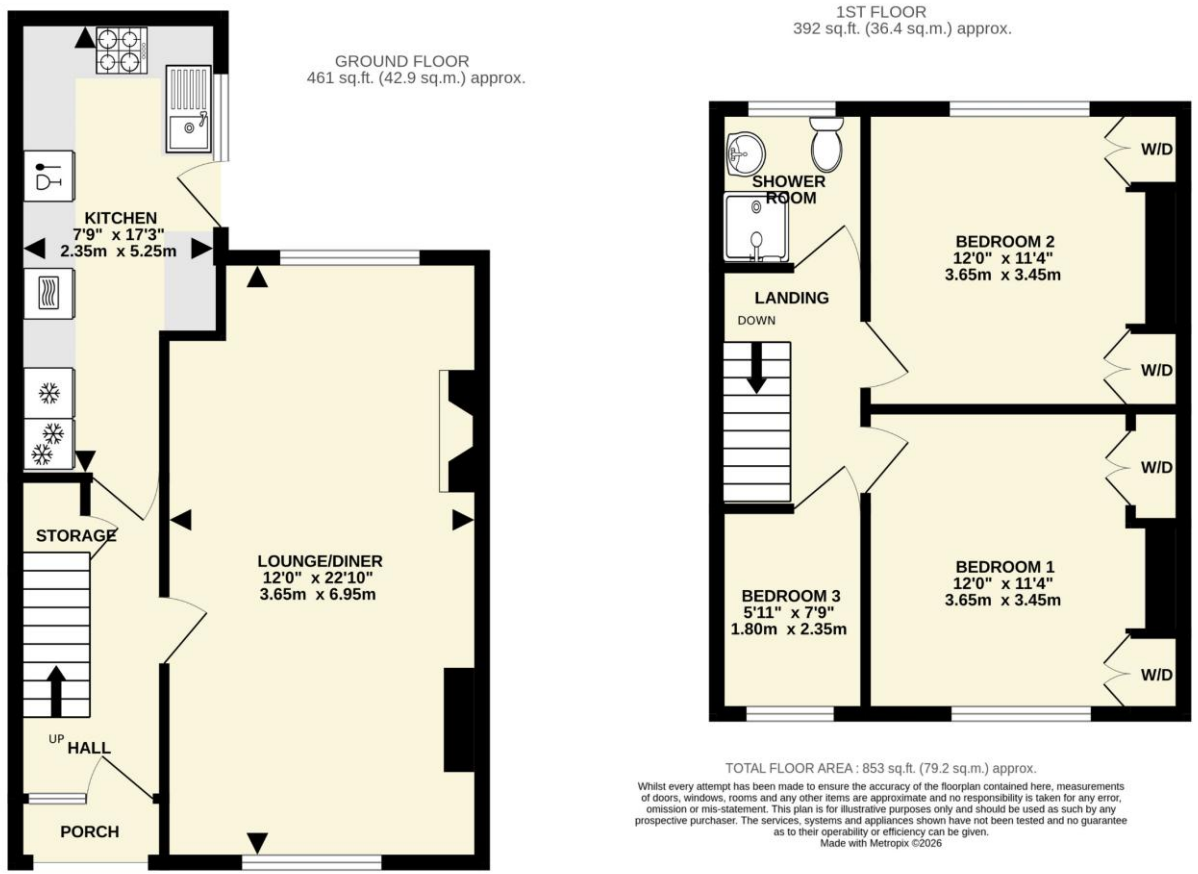
COUNCIL TAX We are advised by East Devon District Council that the council tax band is C.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02696

VIEWING Strictly by appointment with the agents.



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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