



 HARRISON
LAVERS &
POTBURY'S

19 Lawn Vista Sidmouth EX10 9BY

£395,000 FREEHOLD

A beautifully presented, Victorian town house, the subject of considerable improvement in recent years, standing opposite The Byes and River Sid.

Offered for sale with no ongoing chain and presented in excellent order throughout, this three-storey, end of terrace town house has been significantly improved within the last ten years. A new roof was fitted in 2017, re-rendering in 2021 and more recently, internal redecoration. The house also features a modern kitchen, bathroom and shower room, along with a modern boiler serviced in January 2026.

On entering the house, an entrance hallway leads to an open plan sitting/dining room, with an east facing bay window and modern log burner installed in 2024. The kitchen/breakfast room is a good size, dual aspect with patio doors to the courtyard garden. There are a range of modern fitted units, with appliance spaces for a gas cooker, washing machine, dish washer, tumble dryer and fridge/freezer. Appliances are available separately.

A generous main bedroom features a bay window with a delightful view over the allotments to The Byes beyond. Bedroom two is a large, single room with a west facing window to the rear aspect. On the rear landing is a modern bathroom, shower room and separate WC. On the second floor, bedroom three is arranged as a comfortable, twin room, with eaves storage and having a commanding view easterly across the allotments and along The Byes.





To the rear of the house is an enclosed, west facing courtyard garden, with raised borders and a side gate.

The house stands opposite allotments, beyond which is The Byes and River Sid, with picturesque pathways leading down to the town centre. Regular bus services run along nearby Temple Street, the house is just a short walk from a Spar convenience store/post office and the popular Volunteer Inn. The town centre and seafront are just over half a mile away where there are numerous independent shops, High Street chains and popular restaurants to include Rockfish. Waitrose and Lidl are within a short drive of the house.

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 74 mbps. Good outdoor and indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – April 2026.

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

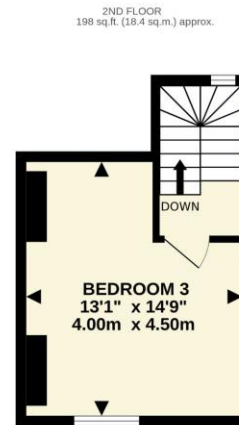
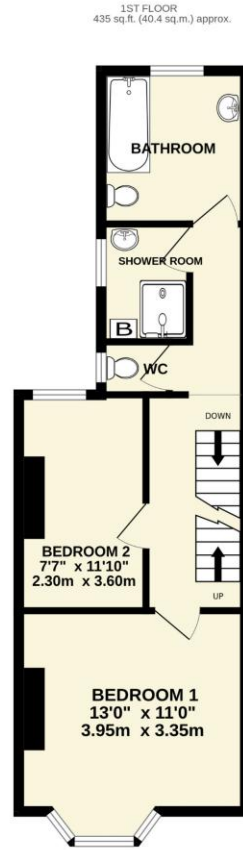
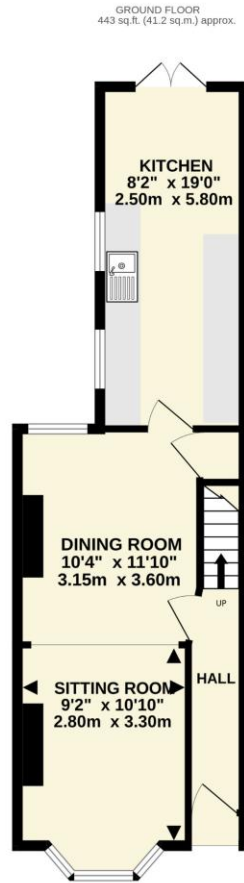
EPC: tba

POSSESSION Vacant possession on completion.

REF: DHS02652

VIEWING Strictly by appointment with the agents.





TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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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