
HLP
HARRISON
LAVERS &
POTBURY'S

Harley Cottage
Millmoor Lane
Sidmouth
EX10 0EU

£415,000 FREEHOLD

A three/four bedroom detached bungalow with good size south facing garden.

Harley Cottage occupies a private location in a mature residential area. Village amenities are within walking distance and include a village store/post office, a popular primary school and excellent bus service. The coastal resort of Sidmouth is within short drive and offers an excellent range of facilities, along with its esplanade and seafront.

The property offers spacious and flexible accommodation which includes a large hobbies/family room which has a number of uses and also offers the potential to create a small annexe if required.

On entering the bungalow, the reception hall has storage cupboards off and opens in to a well-proportioned sitting room, having wide patio doors opening in to the garden. A good size kitchen/dining room offers an extensive range of storage cupboards, drawers and worksurfaces and includes a split-level oven, gas hob, cooker hood and space for further appliances. The kitchen opens into a large uPVC double glazed conservatory having glazed double doors to the south end, opening into the garden.

Off an inner hall are three bedrooms, the main bedroom having an en-suite shower room and enjoying a southerly aspect. All three bedrooms have fitted wardrobes, bedroom three currently being used as a study.













In addition, there is a family bathroom which comprises a bath with shower over, wash basin and WC.

The hobbies/family room connects to both the main sitting room and the conservatory. This room was created from the original dining room and garage and has sliding patio doors to the front driveway.

The gardens are mature, the majority being to the rear and enjoying a lovely southerly aspect, providing lots of privacy. Areas of lawn have adjoining well stocked shrub borders along with inset trees and mature boundaries being mostly hedging and a large patio is idea for outdoor living. Within the rear garden is a large garden shed and summerhouse. The driveway provides lots of parking.

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 indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.

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

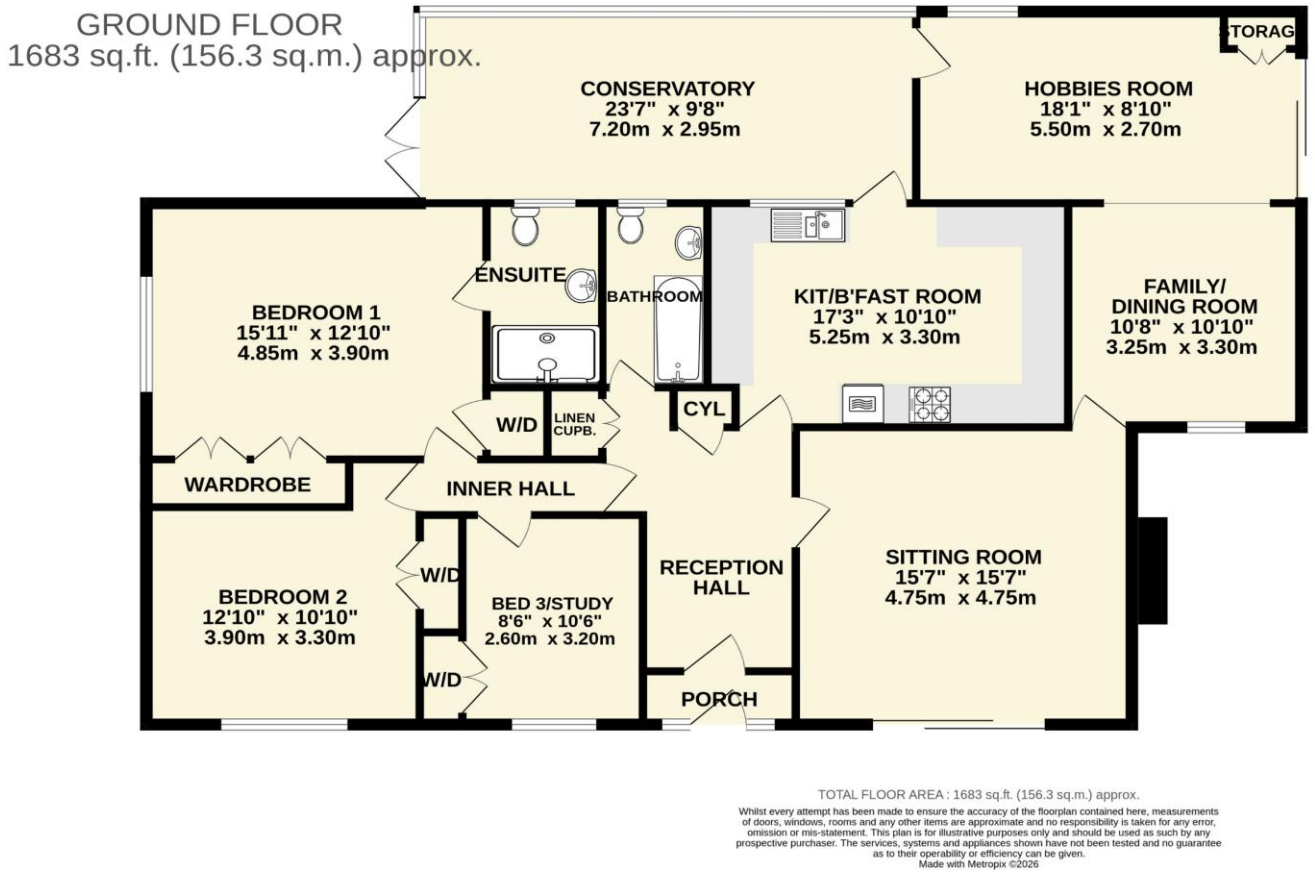
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02756

VIEWING Strictly by appointment with the agents.

PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.



TOTAL FLOOR AREA : 1683 sq.ft. (156.3 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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