



HARRISON
LAVERS &
POTBURY'S

3 Highfield Sidmouth EX10 8XA

£350,000 FREEHOLD

NO ONGOING CHAIN – Three bedroom semi-detached house, conveniently situated and with a south west facing rear garden.

This attractive semi-detached house is well presented and occupies a slightly elevated position within a popular residential area. The town centre is within three quarters of a mile and offers an excellent range of facilities and services along with its beautiful esplanade and seafront.

On entering the house, an entrance porch opens into the reception hall, having storage under the stairs, along with a useful WC. The sitting room has a bay window to the front aspect, enjoying views towards Salcombe Hill and there is a stone fireplace, fitted with a gas fire. An adjoining dining room enjoys a southerly aspect with an outlook to the rear garden. The kitchen/breakfast also overlooks the rear garden and offers a range of cupboards, drawers and worksurfaces, all providing storage and there is a built-in electric oven, gas hob and cooker hood, along with space for a washing machine and fridge/freezer. A wall mounted gas boiler serves the central heating and hot water.

To the first floor, the landing has a window along with an airing cupboard and access to the roof space via a sliding ladder. The roof space is boarded and has two Velux windows.

The main bedroom takes advantage of the views towards Salcombe Hill via its bay window and there are fitted wardrobes to either side of the chimney breast. Bedroom two has a southerly aspect, again having fitted storage cupboards and shelving.





Bedroom three is currently being used as a dressing room, having fitted wardrobes. A separate bathroom comprises a bath with electric shower over, WC and wash basin and there are fully tiled walls.

The gardens are well stocked, with the front garden having a lawn surrounded by shrub borders and a pathway leads to the front door and to the side of the house, giving access to the rear garden. The rear garden enjoys a lovely south westerly aspect and comprises a paved terrace adjoining the rear of house, with steps rising to an area of lawn surrounded by well stocked borders. There is a timber garden shed (in need of repair) and there is useful rear pedestrian access to Upper Highfield.

The property is situated just off Brewery Lane and within walking distance is Temple Street where there are regular bus services along with an entrance into The Byes riverside walk which offers an alternative route to the town centre. Temple Street also offers amenities such as The Volunteer Inn and Spar convenience store.

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 March 2026.

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

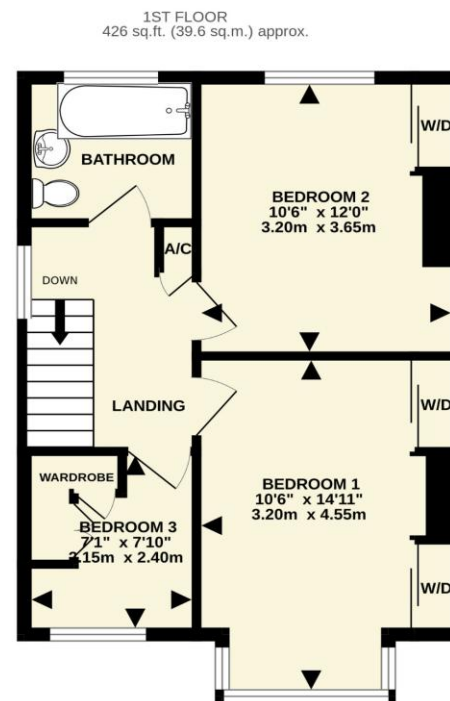
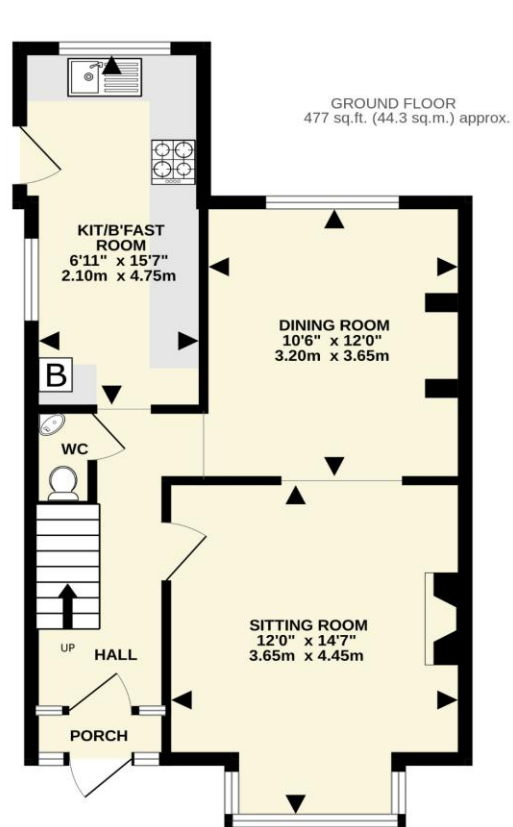
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02638

VIEWING Strictly by appointment with the agents.





TOTAL FLOOR AREA : 903 sq.ft. (83.9 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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

