



 HARRISON
LAVERS &
POTBURY'S

27 York Street
Sidmouth
EX10 8BW

£340,000 FREEHOLD

A newly refurbished, town centre cottage featuring a new kitchen and shower room, west facing garden and just a short walk from the town centre and seafront.

The subject of an extensive program of refurbishment, this town centre cottage is offered for sale with no ongoing chain, brand new kitchen, shower room, and carpets, and with insulation qualities to meet with current regulation.

Once inside, a small entrance hall leads to a dual aspect, open plan sitting/dining room with patio doors onto the rear garden. The room is of a good size with useful storage beneath the stairs. A separate kitchen is dual aspect with a rear facing window overlooking the garden. There are a range of newly fitted units to include a built-in oven, induction hob and with space for a fridge/freezer, dishwasher and additional appliance. A recently installed (January 2026) gas combination boiler is also built-in.

The main bedroom is of a good size, with a front facing window looking easterly and having a useful recess for a wardrobe. There is a second, double bedroom with a west facing window, a range of built-in wardrobes and a connecting door to the shower room. The shower room is newly fitted with a mains shower, basin with storage and contemporary tiling.

The property benefits from a deep, west facing garden, gravelled for ease of maintenance and with a well-stocked flowerbed. There is a cold water tap and external power points.





The property stands in a most convenient position, a short walk from the town centre and seafront and as such within easy reach of all amenities. These include a broad range of independent shops, High Street chains and popular restaurants to include Rockfish. Permit parking is available in nearby car parks and unrestricted, on-street parking can be found within short walking distance on Riverside Road. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from Lidl, Waitrose, a cinema, theatre, indoor swimming pool and an eighteen-hole golf course.

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 1000 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – April 2026.

OUTGOINGS The council tax band is tbc.

EPC: C

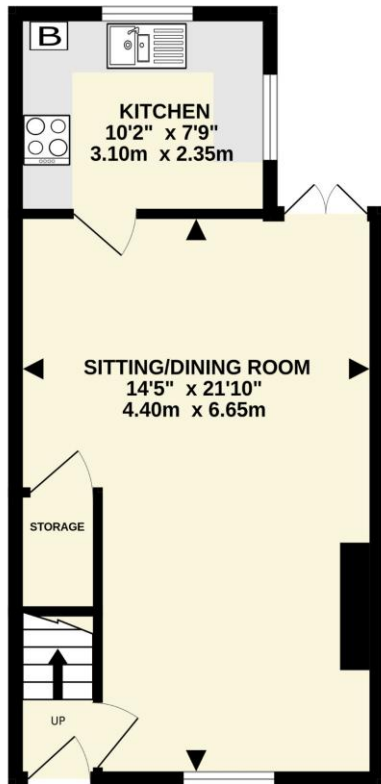
POSSESSION Vacant possession on completion.

REF: DHS02651

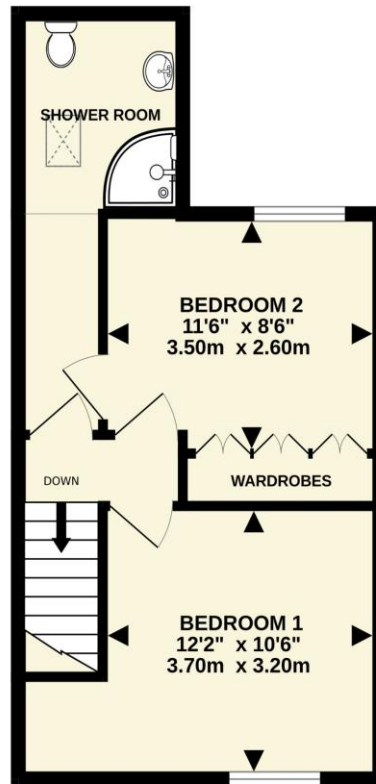
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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