

# Arcot Road

HLP

HARRISON  
LAVERS &  
POTBURY'S



## £1,800.00 Per Calendar Month

An immaculately presented and totally refurbished three bedroom mid-terraced house. Beautifully presented internally with off road parking and double garage. To let unfurnished.



Tel: (01395) 516633  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

# 1 Lymebourne Villas

## Arcot Road

## Sidmouth

## EX10 9HH

This deceptively spacious mid-terrace property has been extensively refurbished and is beautifully presented throughout. The property features an open plan sitting/dining room, stunning modern kitchen with Quartz worksurfaces, integrated appliances and provides access to the rear terrace and enclosed garden.

The ground floor also features a WC. To the first floor, the main bedroom benefits from an en suite shower room, bedroom two and office/study, family bathroom. On the second floor is a double bedroom with en suite shower room.

The property has uPVC double glazed windows throughout, gas fired central heating, is tastefully decorated, features a stylish bathroom and en suites. The outside space is designed for low maintenance. At the front is an off-road parking space. The rear garden comprises split level decked terrace, enjoying an easterly aspect towards Salcombe Hill, with timber fencing, and screening and external lighting. A further lower garden area has artificial grass, rear gate and steps providing access to the rear of the terrace and to the double garage, which is accessed from Lymebourne Avenue.

The property is available from July 2026.

Lymebourne Villas is conveniently situated in close proximity to local amenities and bus services and is within short walking distance of The Byes; a beautiful riverside walk and cycle track connecting Sidmouth's town centre with Sidford.

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

**EPC: D**

**SERVICES:** Gas. Electric. Mains water and drainage.

**REF: DHS02591**

**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

### TENANCY DETAILS

Rental:  
£1,800.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£2075.00 (payable upon signing the Tenancy Agreement)

Holding deposit: £415.38

Tenancy Type: Assured Periodic  
Available: July 2026  
Restrictions: No Smokers.

We will require two forms of identification, namely a copy of your passport and/or birth certificate and/or driving licence.

Client money protection is provided through Propertymark.

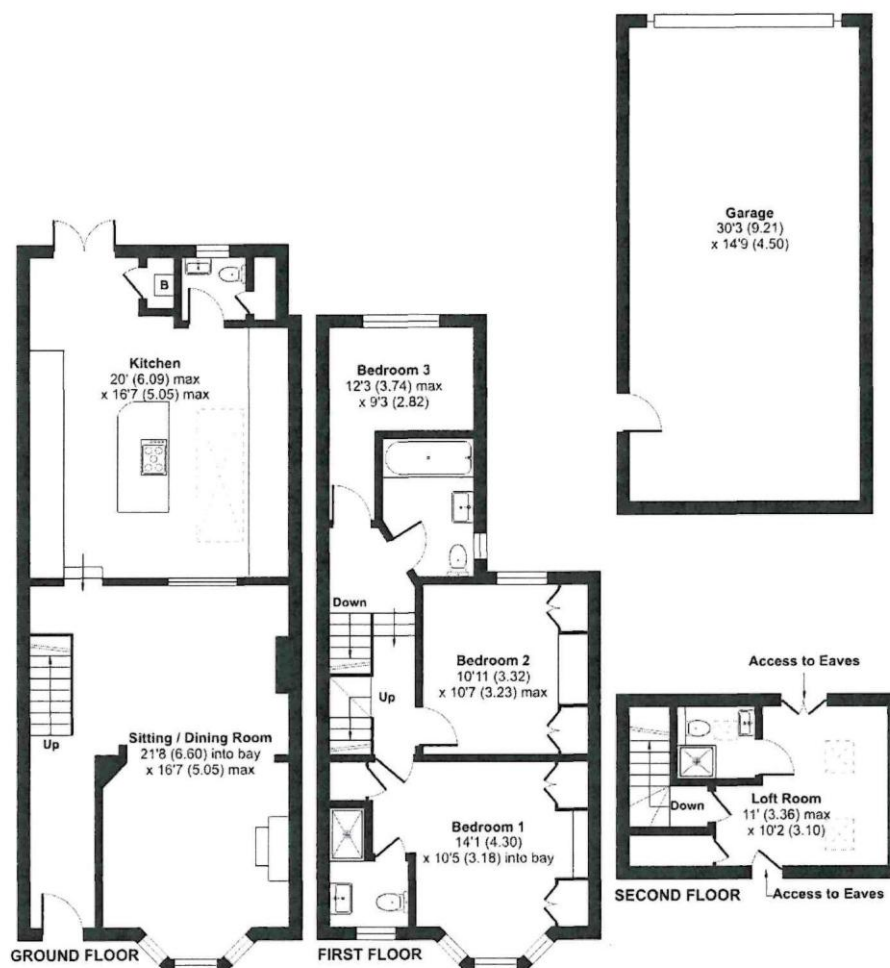
### **VIEWING**

All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & Potbury's for an appointment.



In the event that you request a viewing of a property, we will require certain pieces of personal information from you in order to provide a professional service to you and our client.

We will not share this information with any third party other than our client, without your consent, unless you make an application for a tenancy.



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