



HARRISON
LAVERS &
POTBURY'S

15 Drakes Avenue
Sidford
Sidmouth
EX10 9QY

£375,000 FREEHOLD

NO ONGOING CHAIN - Three bedroom semi-detached house, conveniently situated and enjoying a southerly aspect.

Drakes Avenue forms part of a popular residential area, with 'The Byes' riverside walk and the centre of Sidford being within a short stroll and offering local shopping facilities and regular bus services to the surrounding area.

The property occupies an almost level site with an enclosed rear garden and there is a detached single garage and driveway providing ample parking.

On entering the house, an entrance porch opens into the reception hall which has the stairs rising to the upper floor, with storage under. The sitting room enjoys a southerly aspect with bay window and has a stone fireplace with adjoining display niches and gas fire. The dining room is to the rear of the house and opens into the garden and the adjoining kitchen offers a range of cupboards, drawers and worksurfaces all providing storage. Appliances comprise a split-level double oven, ceramic hob and cooker hood and there is space for a dishwasher. A useful adjoining rear lobby/utility room opens to the driveway and offers space for a washing machine, fridge/freezer and beyond this is a useful WC with wash basin.





To the first floor there are three bedrooms, two taking full advantage of the southerly aspect, the main bedroom having a bay window and fitted wardrobes to one wall. A separate fully tiled bathroom comprises a bath, separate shower cubicle, WC and wash basin.

The property benefits from having uPVC double glazed windows and gas fired central heating, the gas boiler is housed in the airing cupboard on the landing.

The gardens are well tended and mainly laid to lawn. Adjoining the rear of the house is a patio area and there is side access via a timber gate. The garage has an up and over door and power.

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 June 2026.

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

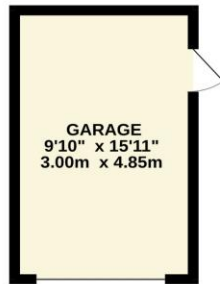
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02685

VIEWING Strictly by appointment with the agents.

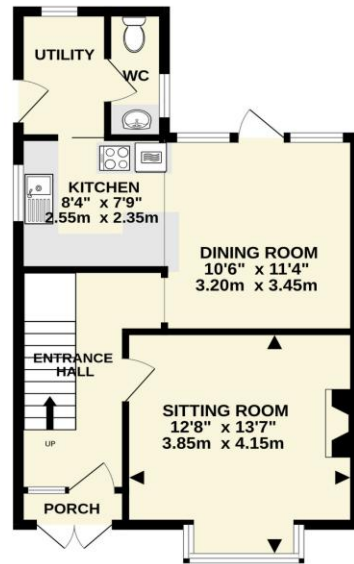




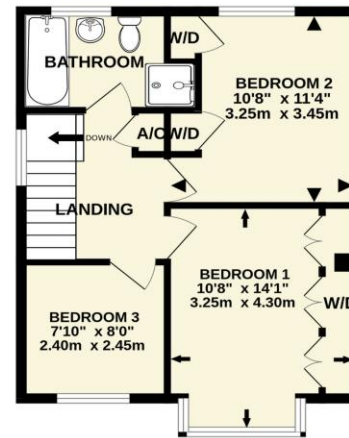
GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.

TOTAL FLOOR AREA : 1070 sq.ft. (99.5 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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1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



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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