



HARRISON
LAVERS &
POTBURY'S

65 Furzehill
Sidbury
EX10 0RL

£385,000 FREEHOLD

A well-presented, detached house built in 2009, with fine views to the surrounding countryside and only three miles from the seafront at Sidmouth.

Offered for sale with no ongoing chain, the property is currently run as a family holiday home, with bookings up to and including October 2026. Built in 2009, the house offers comfortable family accommodation with far reaching views to the surrounding countryside. Once inside, the entrance hallway has a cloakroom/WC, oak flooring that extends into the sitting room and kitchen/dining room, storage beneath the stairs, housing a combination boiler and with space and plumbing for a washing machine. The dual aspect sitting room has windows to the front and side taking in a pleasant view easterly to Buckley Hill. Glazed doors connect the room to the kitchen/dining room which has patio doors opening into the rear garden. There are a good range of kitchen units, with a built-in dishwasher, oven, gas hob, fridge and freezer.

The spacious main bedroom has two front facing windows, both taking in a glorious view over the village in an easterly direction to countryside beyond. An en suite has a mains, walk-in shower, WC and basin. Bedroom two is a double room, currently arranged with twin beds, there is a third single bedroom and a main bathroom with bath and shower over.





To the front of the house is off-road parking for two cars and gated access to the side of the property, with a well-stocked flowerbed and high fence leading to the rear. The rear garden is arranged with ease of maintenance in mind, having a large patio with plenty of space for entertaining, a timber garden shed, all enclosed by high timber fencing. The garden enjoys a westerly aspect.

Sidbury is a charming and popular village lying within The East Devon National Landscape, just three miles from the seafront at Sidmouth. Amenities include a popular public house, convenience store/butchers, busy village hall, Church, primary school and regular bus services to Honiton and Sidmouth. Nearby Sidmouth offers a broader range of amenities to include Waitrose, Lidl, numerous independent shops, High Street chains and popular restaurants.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – March 2026.

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

EPC: C

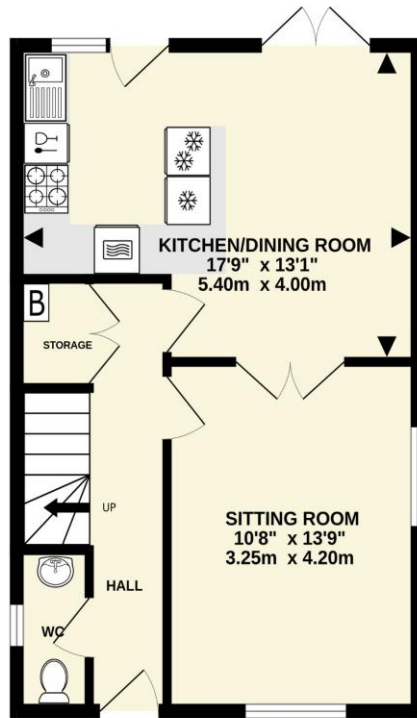
POSSESSION Vacant possession on completion.

REF: DHS02648

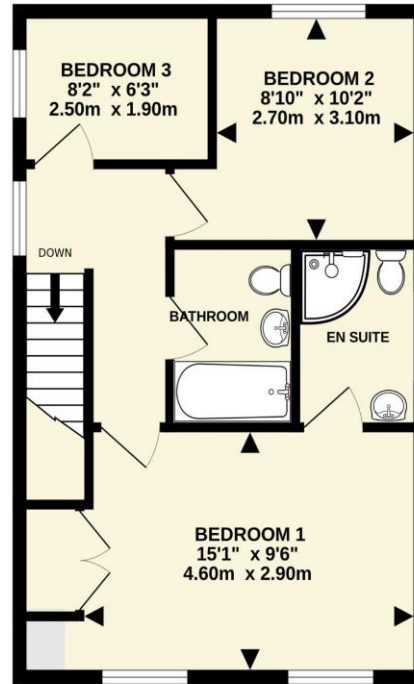
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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.



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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