



HARRISON  
LAVERS &  
POTBURY'S

6 Jubilee Gardens  
Sidmouth  
EX10 9PX

£545,000 FREEHOLD

**A superb, modern detached house with en suite main bedroom, separate reception rooms, occupying a popular position close to The Byes and River Sid.**

Offered for sale with no ongoing chain, this detached house presents well throughout with gas central heating (boiler serviced in April 2026) and uPVC double glazing. Once inside, the entrance hall has a cloakroom/WC and storage beneath the stairs. A spacious, triple aspect sitting room is south facing to the front with patio doors to the rear opening into the garden. A separate dining room also has doors to the rear garden.

A spacious, dual aspect room, the kitchen/breakfast room is fitted with a good range of units to include a built-in oven, grill and gas hob and with space for a fridge/freezer and dishwasher. An adjoining utility room has fitted storage units, a sink, space for a washing machine and tumble dryer and a wall mounted gas boiler.

On the first-floor landing, an airing cupboard houses a pressurised hot water cylinder and there is access to the loft space via a pull-down ladder. The main bedroom has fitted wardrobes and an en suite shower room, there are two further double bedrooms, a good size single bedroom and a main bathroom. Bedrooms one and two enjoy a pleasant south facing aspect with distant sea glimpses.





To the front of the house is driveway parking for two cars, leading to a detached, double garage measuring 5.45m x 5.4m. There are twin electric doors, power and light. There is a small area of lawn garden with borders adjoining the side of the garage.

To the rear of the house is an attractive and well stocked garden, having a range of plants, shrubs and small trees. The garden is enclosed and secluded and has been attractively landscaped to include a patio.

Jubilee Gardens occupies a pleasant situation, short walking distance from The Byes and River Sid, the amenities at Sidford and Sidmouth College. The town centre and seafront are around a mile and three quarter away and offer a broad range of independent shops, High Street chains and popular restaurants to include Rockfish. Waitrose and Lidl are a short drive from the house and its proximity to Sidford Cross would suit commuters travelling to either Honiton or Exeter by bus.

**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 outdoor and variable indoor mobile coverage is predicted by EE, Three, O2 and Vodafone. Information provided by Ofcom – April 2026.

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

**EPC: C**

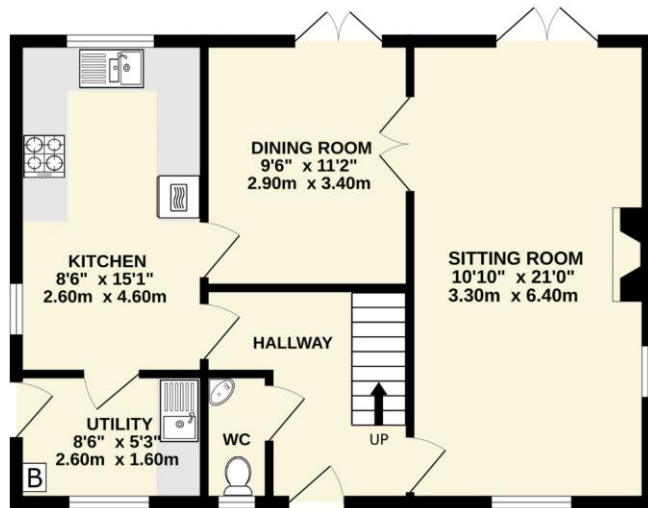
**POSSESSION** Vacant possession on completion.

**REF: DHS02650**

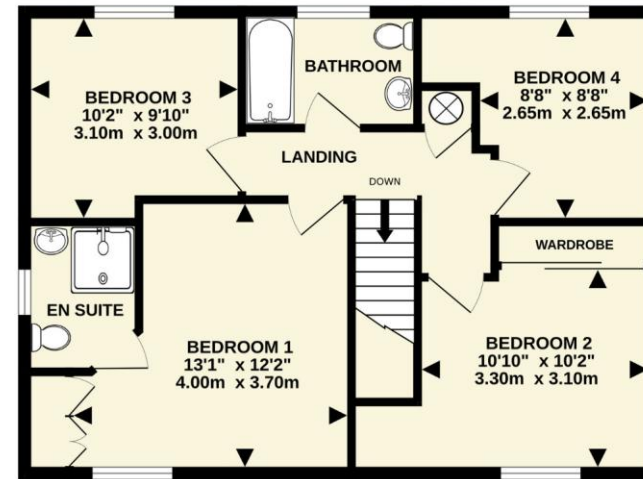
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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