



CHEVOT



HARRISON
LAVERS &
POTBURY'S

Cheviot
13 Cotlands
Sidmouth
EX10 8SP

£875,000 FREEHOLD

A most attractive, detached dormer bungalow, built in the 1950's and occupying a desirable location, close to the town and seafront.

Offered for sale with no ongoing chain, this well-proportioned home retains period features to include leaded light windows and a turning oak staircase. Once inside, a spacious entrance hall has a large storage cupboard extending under the stairs. The sitting dining room which is an impressive size is triple aspect, with a bay window looking easterly. The kitchen breakfast room comfortably takes a table for six, is dual aspect with a patio door opening into the rear garden. There are a range of fitted storage units, space for various appliances and a wall mounted gas boiler providing hot water and central heating.

Bedroom one is triple aspect, to include windows to the east and west. This good size, double bedroom also has fitted wardrobes. An adjacent shower room has plumbing for a washing machine and there is also a separate WC. On the first floor landing is a large storage cupboard with eaves access, bedrooms two and three are both double bedrooms; bedroom two enjoying a pleasant and far reaching view south easterly, to include a partial view of the sea. Bedroom three looks west with a view along Muttersmoor and finally there is a second shower room.





The property stands on an attractive and mature plot, with a long driveway leading to a detached, single garage. There are lawn gardens to both the front and rear, east and west facing respectively. A patio adjoins the back of the property where there is a good degree of privacy and seclusion.

Cotlands is a highly desirable address, situated to the west of the town centre, close to The Bickwell Valley Conservation Area and only half a mile from the town centre and seafront. Picturesque walks across Muttersmoor are a little over a mile away, Sidmouth Golf Club is within a quarter of a mile and Connaught Gardens and Jacobs Ladder Beach are around a third of a mile away. Sidmouth is an unspoilt town on the Jurassic Coast, with numerous independent shops, High Street chains, popular restaurants, Waitrose, Lidl, a cinema and theatre.

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 73 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – May 2026.

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

EPC: E

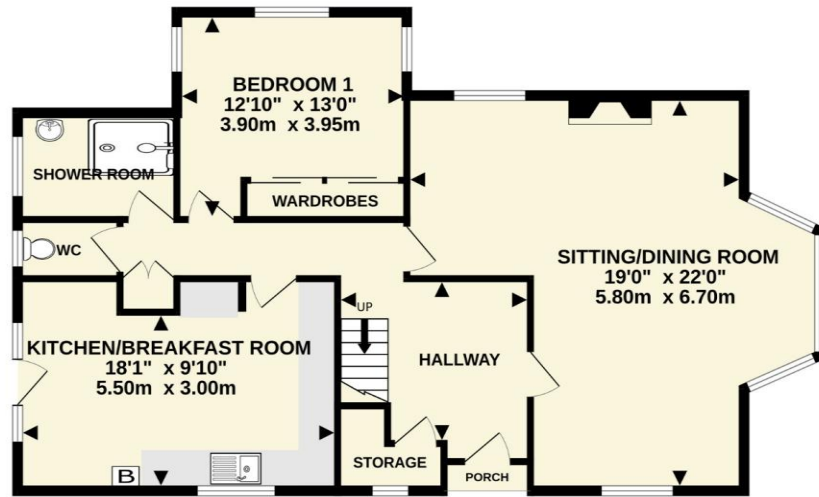
POSSESSION Vacant possession on completion.

REF: DHS02668

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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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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