



HARRISON
LAVERS &
POTBURY'S

7 Stowbrook
Sidmouth
EX10 9FH

£825,000 FREEHOLD

With four double bedrooms, three bathrooms and a triple garage, a beautifully presented detached house with private enclosed garden.

This spacious detached house occupies a convenient location within a popular residential area and is within easy reach of local amenities and regular bus services.

Occupying a south easterly aspect, the house enjoys an almost level site with the majority of the garden being to the rear and enjoying much seclusion and privacy. To one side a driveway provides lots of parking and gives access to a triple garage with both an electric double and single door.

On arriving at the house, an entrance porch opens into a spacious reception hall with the stairs rising to the upper floor and having storage along with Karndean flooring and a useful cloaks/WC off. Double doors open into a dual aspect sitting room which has a feature polished stone fireplace along with bi-fold doors opening into a conservatory which is uPVC double glazed with vaulted ceiling, tiled floor along with French doors leading into the garden.

A separate study enjoys a dual aspect and to the rear of the house is a large kitchen/dining/family room which enjoys a lovely dual aspect, also having bi-fold doors opening into the conservatory. The kitchen area has an excellent range of cupboards and drawers, providing ample storage and incorporates a central island unit/breakfast bar, all having polished granite worksurfaces. Integrated appliances comprise a split-level oven, five ring gas hob, extractor fan, dishwasher and fridge/freezer. An adjoining utility room offers further storage, houses the gas fired boiler, along with having space and plumbing for a washing machine and tumble dryer and with a back door.





To the first floor there are four double bedrooms, the main bedroom enjoying a dual aspect and having a large en-suite bathroom which features a corner bath and separate shower cubicle, along with WC and twin wash basins. Bedrooms two and three have a 'Jack and Jill' shower room fitted with a modern suite and there is a further family bathroom featuring a bath and separate shower cubicle.

Gas fired central heating and uPVC double glazed windows and doors are installed.

The majority of the garden is to the rear, with areas of lawn and feature dry stone walls and a patio area adjoins the rear of the house. A timber garden shed provides further storage and a pathway links the house to the garage. The triple garage offers lots of space, with light and power and a useful loft space above.

Sidmouth offers an excellent range of amenities and facilities with the town centre being approximately a mile and three quarters away. Sidmouth's seafront and esplanade are a feature of the town and connect to the South West Coastal pathways. The town centre boasts a mix of shops, cafes and restaurants and there is an excellent range of sports facilities along with the Waitrose and Lidl supermarkets, theatre, cinema and an indoor heated swimming pool.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of 1800 mbps. Good outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (as at June 2026)

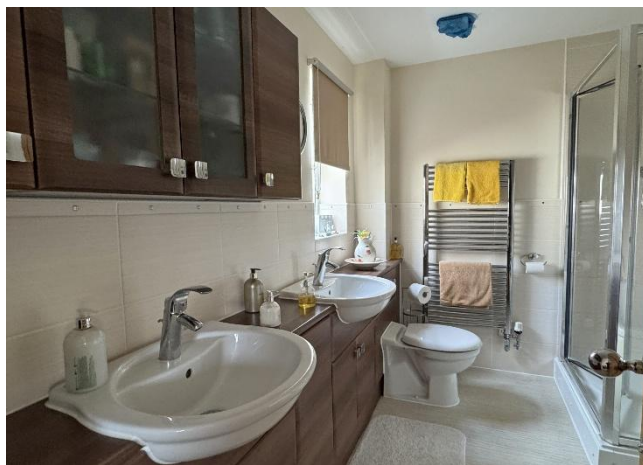
OUTGOINGS We are advised by East Devon District Council that the council tax band is F.

EPC: B

POSSESSION Vacant possession on completion.

REF: DHS02601

VIEWING Strictly by appointment with the agents.

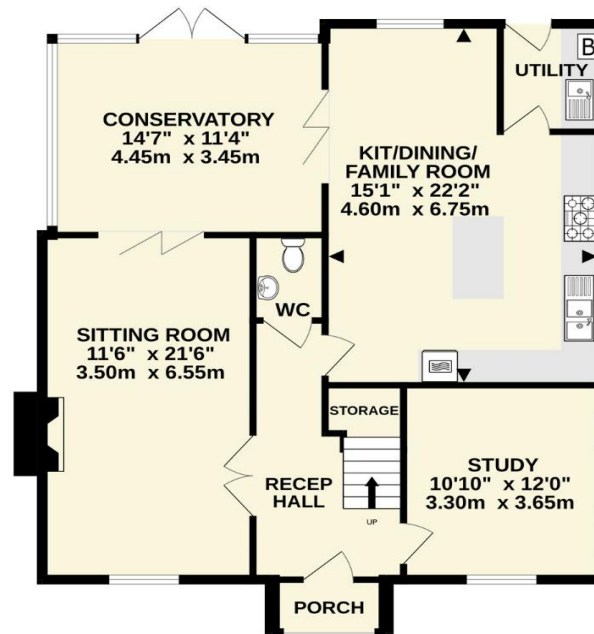


GROUND FLOOR
1559 sq.ft. (144.8 sq.m.) approx.

1ST FLOOR
841 sq.ft. (78.2 sq.m.) approx.

TOTAL FLOOR AREA : 2400 sq.ft. (223.0 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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