
HLP
HARRISON
LAVERS &
POTBURY'S

The Annexe
4 Linstead Court
Station Road
Sidmouth EX10 8HJ

£235,000 FREEHOLD

A two bedroom, semi detached house attached to an attractive, Victorian building and situated in a convenient position, just half a mile from the seafront.

Offered for sale with no ongoing chain, this semi detached house has gas central heating, double glazing and would now benefit from modernisation and improvement. Once inside, an entrance hall leads to a spacious, dual aspect sitting/dining room with front facing, south westerly outlook. A separate kitchen is fitted with a range of units to include a built-in oven, grill and gas hob and with space for a washing machine and fridge/freezer. At the end of the hall is a storage cupboard beneath the stairs and a shower room with WC.

On the first floor the landing has a cupboard housing the gas boiler and hot water cylinder. The main bedroom is a particularly good size with a dual aspect and south westerly view over the gardens. The room also has a comprehensive range of built in wardrobes and storage. The second bedroom is again dual aspect with built in wardrobes. Lastly, off the landing, there is a separate WC.

To the front, side and rear of the property are areas of garden belonging to the house and predominantly comprise mature beds with a southerly facing patio.













A communal driveway from Station Road leads to a garage block where a single garage with electric door, measuring 3.1m x 4.8m, belongs to the property. The garage is the second in from the left-hand side. We are further advised that there is also a parking space – the first to the right of the garages.

Linstead Court occupies a secluded position off Station Road and is only half a mile from the town centre and seafront. As such the property is within convenient reach of a broad range of independent shops, high street chains, cafes and restaurants. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from good amenities such as Waitrose, Lidl, a theatre, cinema, regular bus services to the surrounding area and a modern doctors' surgery and cottage hospital.

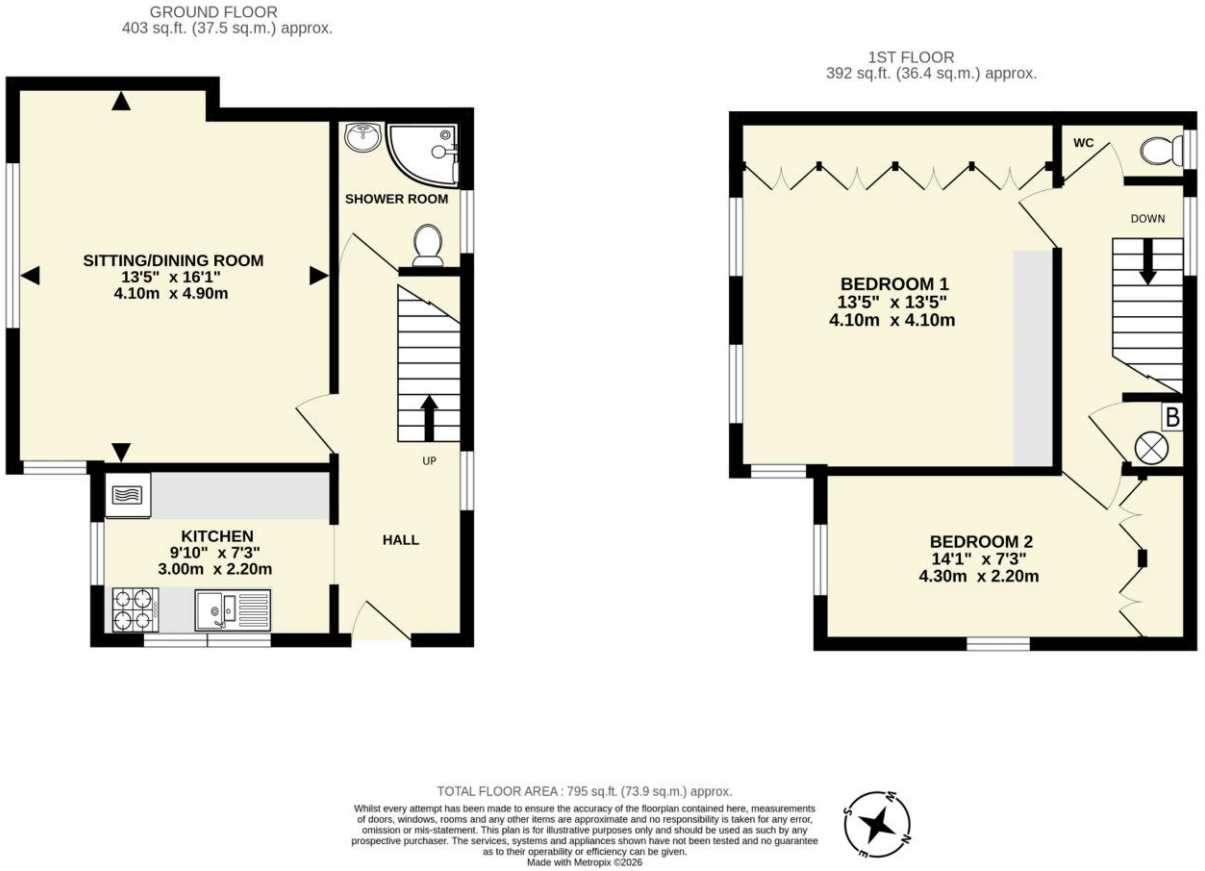
COUNCIL TAX We are advised by East Devon District Council that the council tax band is D.

BROADBAND & MOBILE Standard and Superfast broadband are available with estimated download speeds of up to 80 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – November 2026.

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

PLEASE NOTE We are advised by the vendor that repair works to the drains were undertaken in 2024 and that the vendor has a Certificate of Structural Adequacy.

The exterior fire escape is due to be replaced soon – Information correct at 5 November 2026.



EPC: E

REF: DHS02460

VIEWING Strictly by appointment with the agents.

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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