
HLP
HARRISON
LAVERS &
POTBURY'S

11 Hillside
Sidbury
EX10 0QZ

£335,000 FREEHOLD

An attractive, double fronted, semi-detached house having three bedrooms and two reception rooms, along with a good size garden and off-road parking.

The property occupies a slightly elevated position and from the front elevation takes advantage of some lovely views to the surrounding hills. Set on a gently sloping site, the garden is of a good size, the majority being to the rear and enjoying a west aspect. The garden is mature, mainly laid to lawn with adjoining shrubs and fruit trees and adjoining the rear of the house is a paved area. At the top of the garden is a gravelled off-road parking bay, providing room for two cars.

The accommodation is arranged over two floors with the principal rooms all taking full advantage of the east aspect and view to the surrounding hills. On approaching the house, a covered porch and front door open into the reception hall where stairs rise to the upper floor. Both reception rooms are a generous size and enjoy a dual aspect, both connect to the kitchen and the dining/family room having a wide bay window.

The kitchen overlooks the rear garden and has a range of storage units, drawers and work surfaces along with a built-in electric oven, gas hob, cooker hood and space for a dishwasher. Adjoining the kitchen is a rear lobby which accesses the rear garden and has a useful WC and utility room off, the utility room offering further storage and sink unit.













To the first floor are three bedrooms, two being double rooms and the main bedroom having fitted wardrobes and enjoying a dual aspect. A separate family bathroom is fitted with a white suite comprising bath with mixer/shower attachment, WC, washbasin and has part tiled walls and a heated towel rail.

Hillside is surrounded by some beautiful countryside, with Sidbury village being within a short drive and offering local amenities to include a butcher/village store, church, pub and popular junior school. Sidmouth`s town centre and seafront are approximately two and a half miles away and offer an excellent range of facilities and services.

The property is subject to a restriction imposed under Section 157 of the Housing Act 1985. This covenant dictates that a purchaser must have lived, or worked in the Administrative County of Devon for three years, preceding a purchase. There is, however, the possibility of special permission being granted. Please contact us to discuss.

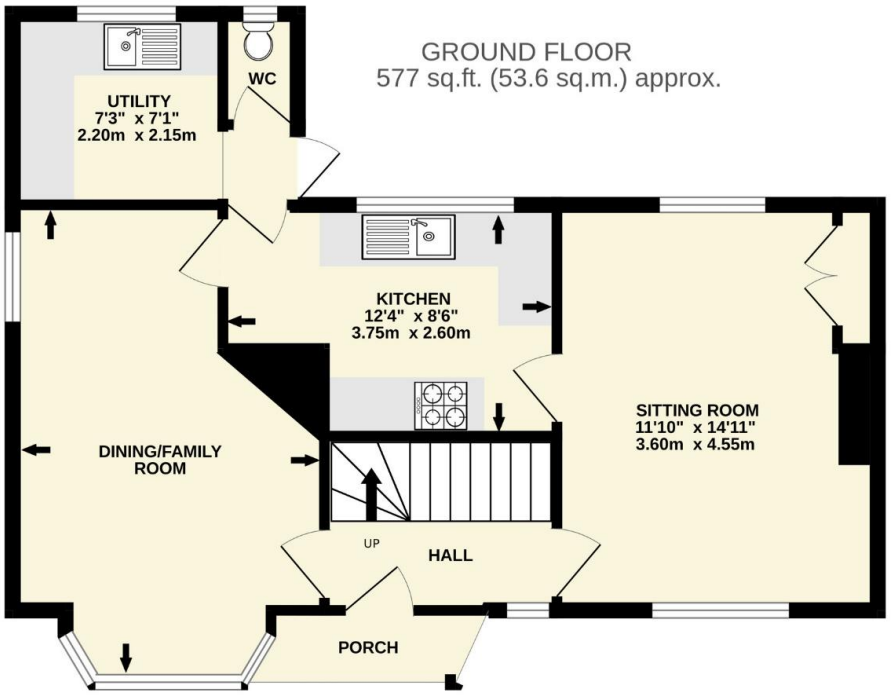
SERVICES Mains gas, electricity, water and drainage are connected.

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

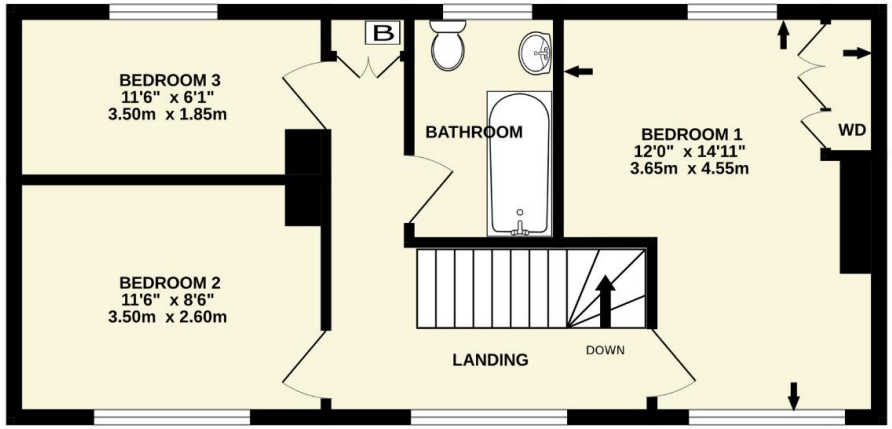
COUNCIL TAX We are advised by East Devon District Council that the council tax band is C.

EPC: D
POSSESSION Vacant possession on completion.
REF: DHS02746

VIEWING Strictly by appointment with the agents.
PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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