HLP
HARRISON
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POTBURY'S

Four Seasons
3 Royal London Court
Fore Street
Sidmouth
EX10 8AD

£300,000 FREEHOLD

Situated in the heart of Sidmouth's town centre, a beautifully presented two bedroom town house with garage and balcony.

Offered for sale with no on-going chain, this attractive town house occupies a most convenient tucked away location within Sidmouth's town centre. Worthy of particular mention is of the gated garage, providing parking along with the setting of Libra Court being secured by gates onto Fore Street.

The towns amenities are all within a short stroll, as is the esplanade and seafront along with regular bus services at The Triangle.

The house offers well presented accommodation arranged over two floors and benefits from having modern electric heating along with double glazed windows which include two sets of French doors to the living space, one having a Juliette balcony and the other opening onto a balcony, which enjoys a pleasant outlook in an easterly direction towards Salcombe Hill.

On entering the house an entrance lobby has the stairs rising to the first floor and opens into one of the bedroom suites which comprises a dual aspect bedroom with airing cupboard and recess with hanging rail and an adjoining en-suite shower room which comprises a large walk-in rain shower, WC and wash basin.

To the first floor, the open plan living space takes full advantage of its dual aspect east and west and the adjoining kitchen offers a range of cupboards and worksurfaces, providing ample storage. Appliances comprise a built-in electric oven, hob, cooker hood and integrated fridge.

The main bedroom enjoys an easterly aspect with a view towards Salcombe Hill, has fitted wardrobes along with an en-suite bathroom comprising a bath with shower over, WC and wash basin. Both en-suites have attractive tiling.

The property is neutrally decorated throughout and within the garage is a utility cupboard providing space and plumbing for a washing machine.

The town centre offers an excellent range of amenities to include numerous independent shops, High Street chains, cafes and restaurants. Sidmouth is an unspoilt town on the Jurassic coast benefitting from good facilities such as Waitrose, Lidl, a theatre, cinema, regular bus services to the surrounding area and a modern doctors surgery and cottage hospital.

SERVICES Mains electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted download speeds up to 1000 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (as at September 2025)

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

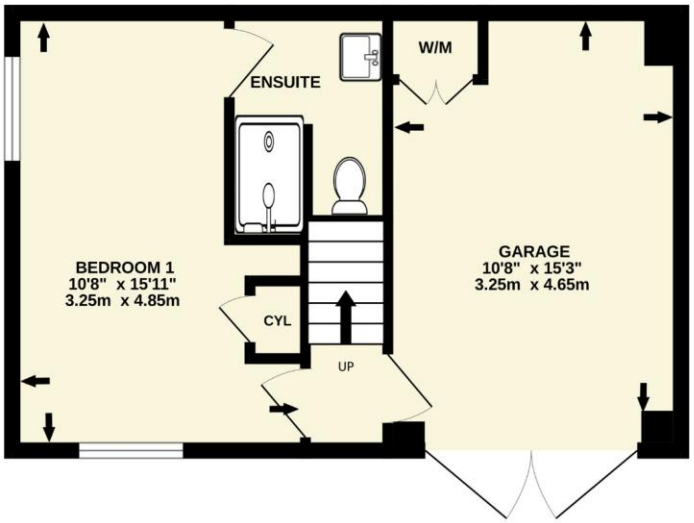
EPC: E

POSSESSION Vacant possession on completion.

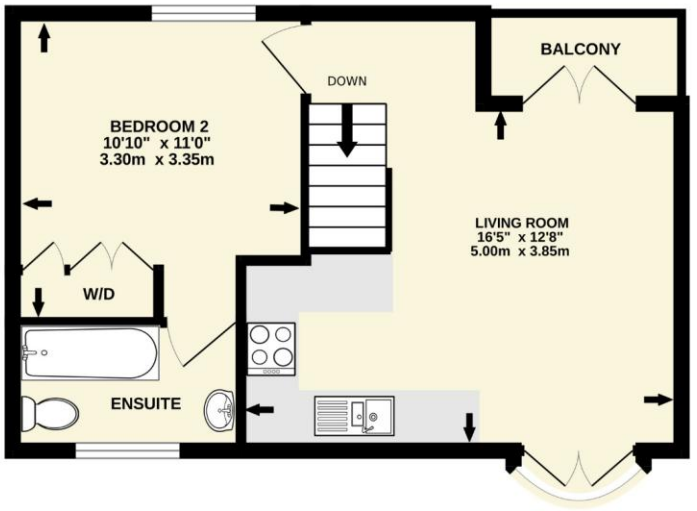
REF: DHS02578

VIEWING Strictly by appointment with the agents.

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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