



HARRISON  
LAVERS &  
POTBURY'S

# 5 Ridgeway Close Sidbury EX10 0SN

£400,000 FREEHOLD

**A three bedroom detached house, offered for sale with no ongoing chain and in a pleasant, cul de sac location, close to the centre of the village.**

Just a short walk from the centre of the village is this detached house, having gas central heating and double glazing. Once inside, the entrance hallway has a cloakroom/WC. A dual aspect kitchen/dining room has a south facing window to the front and a kitchen fitted with a range of units to include a built-in oven, grill and gas hob. There are additional appliance spaces and a door to the rear garden. A triple aspect sitting room includes a south facing window to the front, doors to a double-glazed conservatory and sliding patio doors to the rear garden.

The main bedroom has a front facing window with a pleasant outlook. There is a second double bedroom with built-in wardrobes, a good size single bedroom and lastly, a bathroom with a mains shower over the bath. A gas combination boiler – new in May 2025 – is within an airing cupboard.

The property stands on a manageable plot, with shallow garden to the front and driveway leading to a single garage. To the rear is a predominantly lawn garden with mature hedge boundary and adjoining open fields. To the side, a paved patio surrounds the conservatory and leads to a side door into single garage.





The property stands at the head of a cul de sac, short walking distance from the centre of the village. Sidbury falls within East Devons National Landscape and is only three miles from the seafront at Sidmouth. Village amenities include a convenience store/butchers, primary school, busy village hall, popular public house and Grade I Listed church.

**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 80 mbps. Good outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – as at April 2026.

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

**EPC: C**

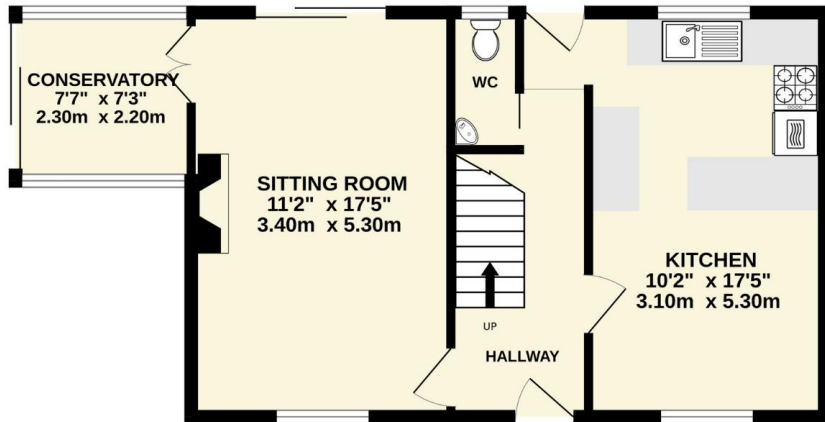
**POSSESSION** Vacant possession on completion.

**REF: DHS02661**

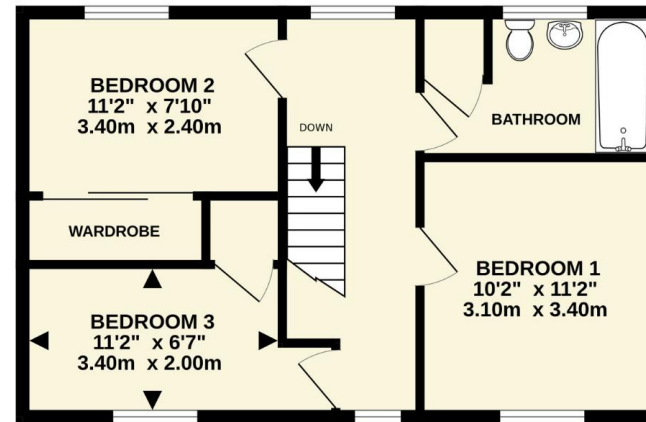
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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