
HLP
HARRISON
LAVERS &
POTBURY'S

32 Temple Street
Sidmouth
EX10 9BA

£239,950 FREEHOLD

Occupying a level position within walking distance of the town centre, an attractive two bedroom house enjoying a westerly aspect.

This attractive and conveniently situated two storey house is within half a mile of Sidmouth's town centre and seafront where there are an excellent range of amenities and services. Within minutes walk of the house there are regular bus services along with an entrance into The Byes, a delightful riverside walk and cycle track running alongside the River Sid.

On entering the property there are doors to the sitting and dining room, the sitting room having a west facing bay window and a feature fireplace with gas fire and there is shelving to the alcove. The separate dining room also has a fireplace and an storage cupboard and the adjoining kitchen offers a range of storage units along with worksurfaces and tiled splashbacks. Integrated appliances comprise a split-level electric oven, gas hob and cooker hood and there is space for a washing machine, tumble dryer, fridge and slimline dishwasher. A uPVC double glazed back door leads into a courtyard garden.

To the first floor there are two double bedrooms, the main bedroom enjoying a westerly aspect and there is a family bathroom comprising a bath with shower over, pedestal wash basin and a large storage cupboard contains the gas fired boiler. There is also a separate WC.













During 2021, we understand there were improvements made to the property that included a new gas fired boiler, uPVC double glazed windows and a new slate roof.

Adjoining the front of the property is a pretty paved and gravelled garden and to the rear is a paved courtyard which has pedestrian access to the end of the terrace.

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

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

BROADBAND & MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - July 2026.

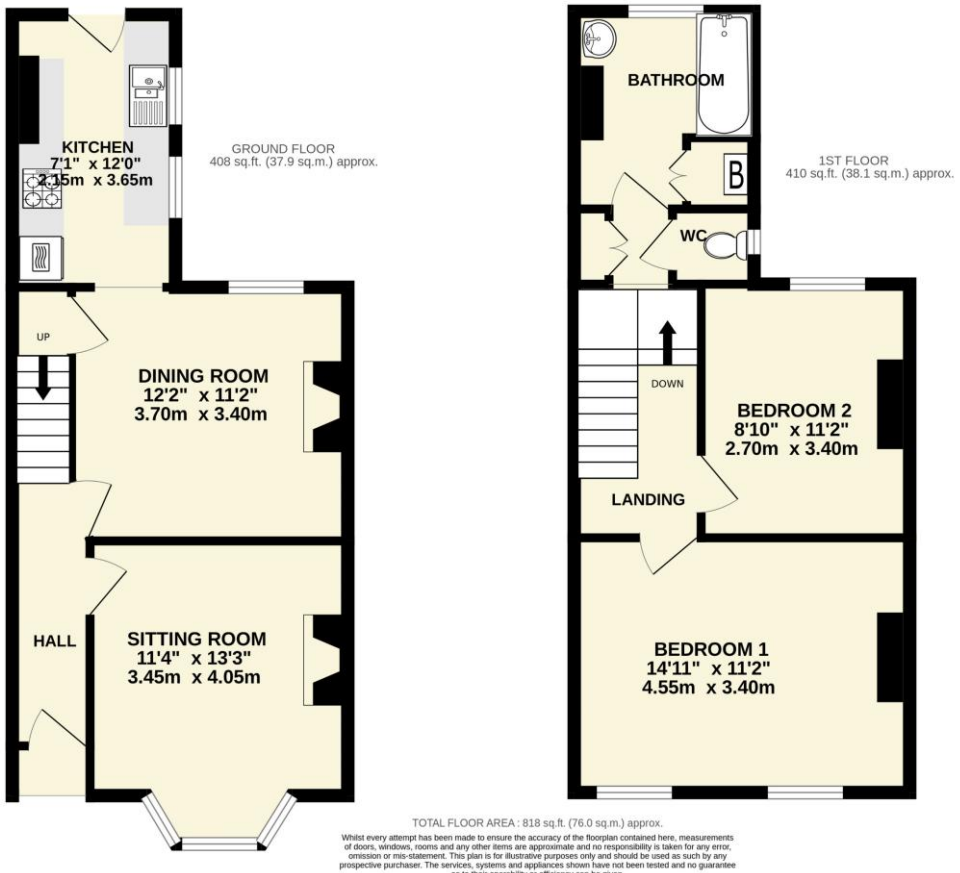
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02449

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.



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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