



ORCHARD  
VIEW



HARRISON  
LAVERS &  
POTBURY'S

**'Orchard View'**  
**35 Newlands Road**  
**Sidmouth EX10 9NL**

**£650,000 FREEHOLD**

**An individual four bedroom detached house, enjoying views over the valley and to the sea and with a south west facing garden.**

This well presented detached property occupies a slightly elevated position within a popular residential area with the town centre and seafront being approximately a mile and a half away. Within walking distance is an entrance to 'The Byes' riverside walk along with bus services along Sidford Road.

A five-bar gate opens on to the driveway which provides parking and gives access to a detached garage having an electric up and over door.

Once inside the house, a spacious reception hall has polished tiled flooring along with storage under the stairs and has a useful cloaks/WC off. The sitting room enjoys a lovely southerly aspect, having wide patio doors opening onto a decked terrace which takes full advantage of the aspect. The sitting also features an attractive fireplace with open fire. A separate study/hobbies room enjoys an east aspect with Oriel window and adjoining this is a useful utility room, having a door to the garden and having cupboards, worksurfaces, sink unit and space for a washing machine, tumble dryer and fridge/freezer.

A feature of the property is the kitchen/dining/family room measuring in excess of 9 metres in length and enjoying a lovely triple aspect, having two sets of patio doors leading into the garden. A new kitchen was installed in 2022 and comprises an extensive range of cupboards, drawers and quartz worksurfaces, all providing ample storage and to one end is a solid wood breakfast bar. Appliances comprise a split-level oven with microwave/combi above, a ceramic five ring hob with cooker hood over and an integrated fridge/freezer and dishwasher. From the dining area there are lovely views towards Salcombe Hill. To the first floor there is a spacious landing area that enjoys a lovely view towards Trow Hill and has an airing cupboard and access to the roof space via a sliding ladder.





The main bedroom has a large bay window along with wardrobes to one wall and the adjoining en suite shower room (fitted 2022) has a modern white suite. There are three further bedrooms, bedroom two and three being double rooms and enjoying a superb view over valley and to the sea. Bedroom two has French doors leading on to a south facing balcony, again enjoying the lovely views.

A separate family bathroom is of a good size, fitted with a white suite comprising a panelled bath with shower attachment, separate shower cubicle, WC and wash basin. The bathroom features fully tiled walls, and floor and a heated towel rail.

The gardens wrap around the south and west elevation being mainly laid to lawn with adjoining shrub borders and there is a patio area along with an extensive timber decked terrace which connects to the two main living areas of the house. This area enjoys a lovely southerly aspect, taking full advantage of the sunshine, perfect for entertaining. The garden also features a good size timber shed.

The property forms part of a small cul de sac section of Newland Road, a short distance from amenities at Sidford. Waitrose and Lidl supermarkets are a short drive away and Sidmouth's town centre offers an excellent range of facilities and amenities along with its beautiful esplanade and seafront.

**Gas central heating** is installed and the **uPVC double glazed windows and doors** have all been replaced in more recent years.

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

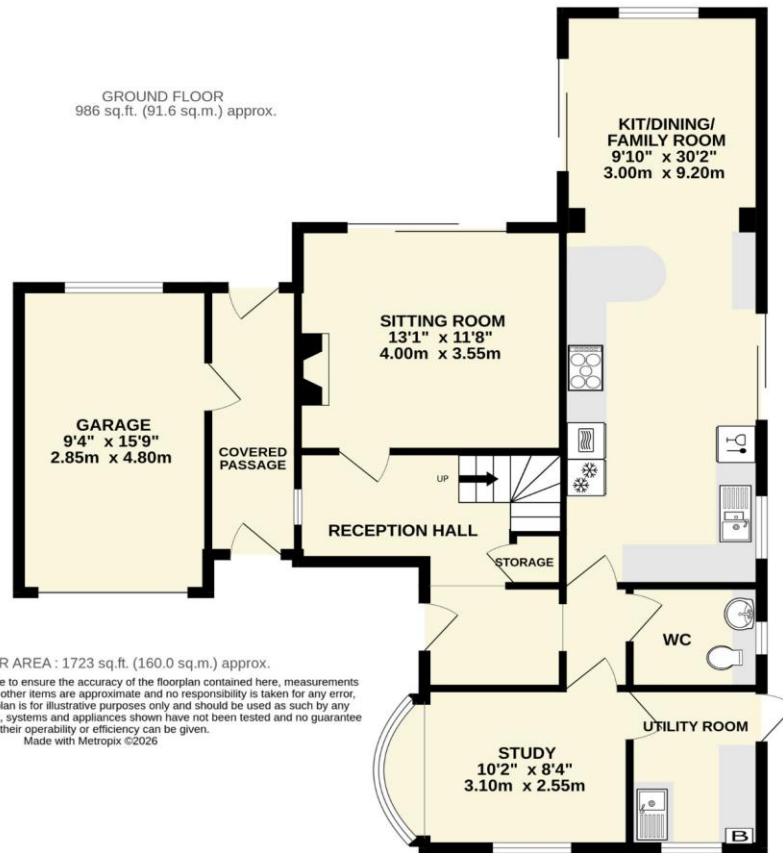
**BROADBAND AND MOBILE** Standard and Superfast broadband are available in the area with estimated download speeds of up to 48 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – as at March 2026.

**OUTGOINGS** EDDC - Council tax band is F.

**POSSESSION** Vacant possession on completion.  
**REF: DHS02635 EPC: C**

**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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