



# 1 Peak Place Cotmaton Road Sidmouth EX10 8SX

## £795,000 FREEHOLD

**A stunning town house, offering spacious and beautifully presented, contemporary style accommodation and having a south west facing garden.**

Converted in 2009, Peak Place is a most attractive contemporary conversion of a former Victorian water reservoir and comprises five large town houses. The whole development is very well kept and is approached via Sidmouth Golf club, with the entrance offering visitor parking and landscaped communal areas of garden. The driveway leads to an undercover parking area where there are two allocated parking spaces for this property.

1 Peak Place offers spacious accommodation arranged over four floors, with good quality fixtures and fittings and featuring gas fired underfloor heating and double glazing throughout.

On entering the house, the reception hall has double doors opening into the main living space which enjoys a dual aspect, with bi-fold doors leading into the rear garden and wide French doors to the front aspect with Juliette balcony. On the lower floor is the large kitchen/dining/family room, again enjoying an east aspect with tall windows, shedding lots of light. A stunning room with interesting architectural features to include a brick barrelled ceiling and cast iron pillars.





The kitchen area offering a range of matching cupboards, drawers and granite worksurfaces, all providing ample storage and incorporating a breakfast bar. Appliances include a gas hob with matching hood over, twin ovens below and there is an integrated dishwasher and freestanding American style fridge/freezer. This floor also offers a useful cloaks/WC and utility room which offers further storage and space for appliances.

On the first floor there are two large double bedrooms, both with wardrobes, the main bedroom having an en suite bathroom and wide French doors opening onto a balcony, which takes full advantage of the south west aspect. The en suite along with a separate family bathroom, also on this floor, are beautifully fitted, being fully tiled and having modern white suites comprising a bath with shower over, along with a WC and wash basin set in granite vanity worksurfaces.

On the second floor is a further double bedroom, ideal as a guest suite, having its own shower room, again beautifully fitted with a modern white suite. Twin Velux windows shed lots of light into the bedroom and there are useful storage areas via cupboards to the eaves space.



The gardens are predominantly to the rear of the house and enjoy a lovely south westerly aspect, comprising level lawns and an extensive decked area, ideal for seating and entertaining. Alongside is a large garden store which has light and power and houses the gas fired boiler. There is also a timber summerhouse and a working area of garden with raised vegetable beds.

The property is situated in a prime residential area, with the town centre being within half a mile and offering an excellent range of facilities along with the esplanade and seafront.





Sidmouth is an unspoilt town on the Jurassic Coast with amenities to include Waitrose, Lidl, a cinema, theatre, indoor swimming pool, eighteen-hole golf course along with numerous independent shops, High Street chains, popular cafés and restaurants.

**AGENTS NOTE** Each property contributes £1,000 per annum for the upkeep of the communal areas.

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

**BROADBAND AND MOBILE** Standard broadband are available in the area with predicted download speeds of up to 27 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – at April 2026

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

**POSSESSION** Vacant possession on completion.

**EPC: C**

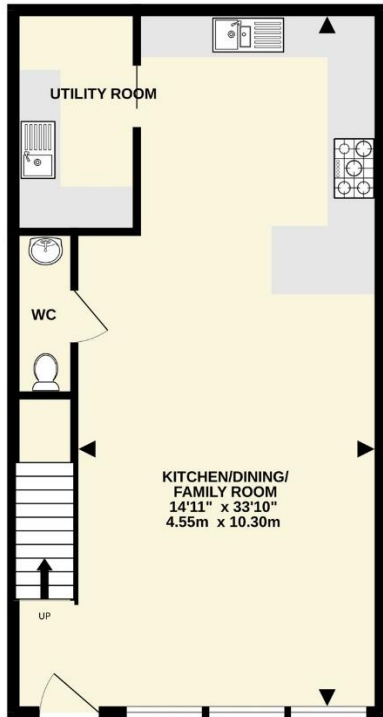
**VIEWING** Strictly by appointment with the agents.

**REF: DHS02660**

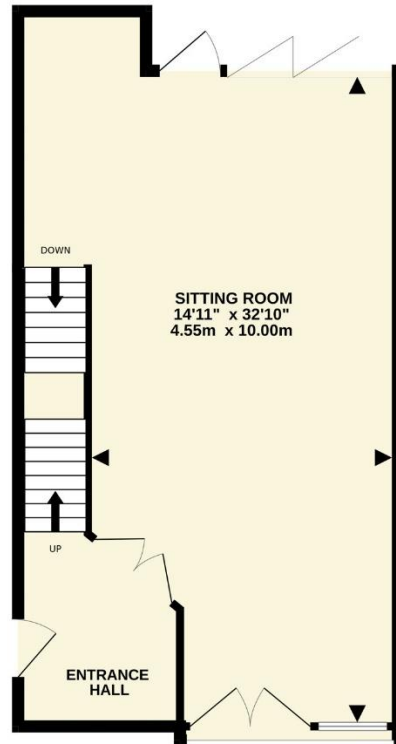


**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to 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.

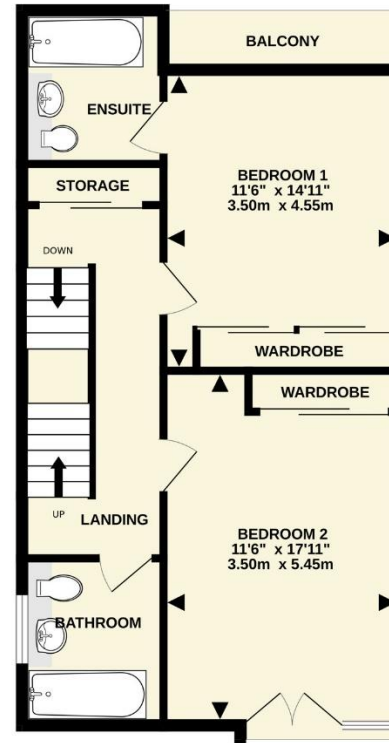
LOWER GROUND  
597 sq.ft. (55.4 sq.m.) approx.



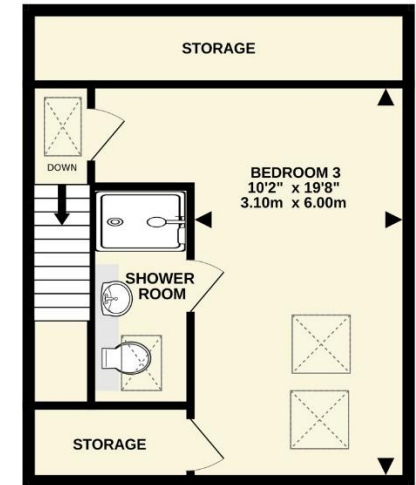
GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 2213 sq.ft. (205.6 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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Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

