



HARRISON
LAVERS &
POTBURY'S

43 Church Street
Sidbury
EX10 0SB

£250,000 FREEHOLD

NO ONGOING CHAIN - A charming two bedroom character cottage, situated in the heart of this popular East Devon village.

Situated in the centre of Sidbury, the cottage is within a stones' throw of local amenities to include the butchers/village store, Sidbury church and the popular Red Lion Inn. The village does have a bus service and is surrounded by some beautiful countryside with the popular coastal resort of Sidmouth being approximately three miles away.

The cottage offers well presented accommodation and benefits from having gas fired central heating.

An entrance lobby has the stairs rising to the upper floor and opens directly into the sitting room which has a large feature inglenook fireplace, along with an outlook towards the church. The kitchen is to the rear of the cottage and opens into the courtyard garden which is mainly paved and enjoys a lovely southerly aspect. The kitchen offers a range of cupboards, drawers and worksurfaces all providing storage and there is a freestanding electric cooker, washing machine and fridge/freezer.

To the first floor there are two bedrooms, both overlooking the church and there is a separate bathroom fitted with a bath, WC and wash basin.





The cottage retains much of its original character and charm, with exposed ceiling beams and cottage style windows. A little modernisation is now required.

AGENTS NOTE The property has a flying freehold, in as much as bedroom one flies over the neighbouring property. Any purchaser requiring mortgage finance should seek advice prior to arranging a viewing.

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. Variable outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – At June 2026.

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

EPC: tba

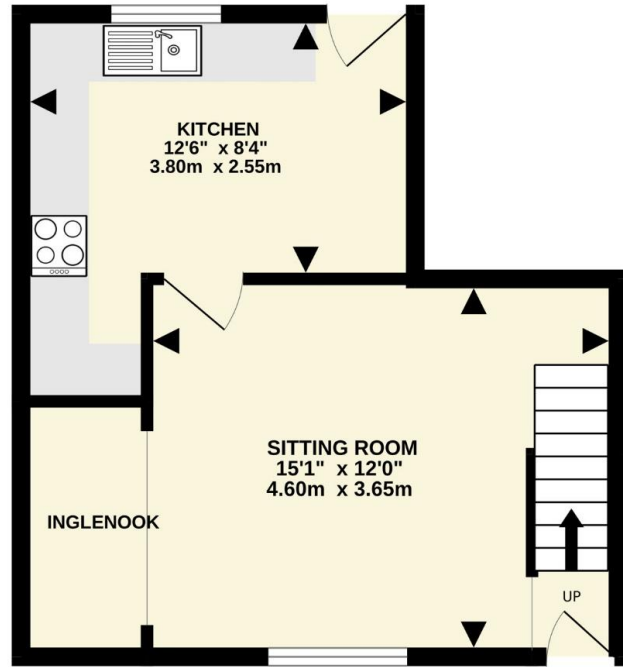
POSSESSION Vacant possession on completion.

REF: DHS02691

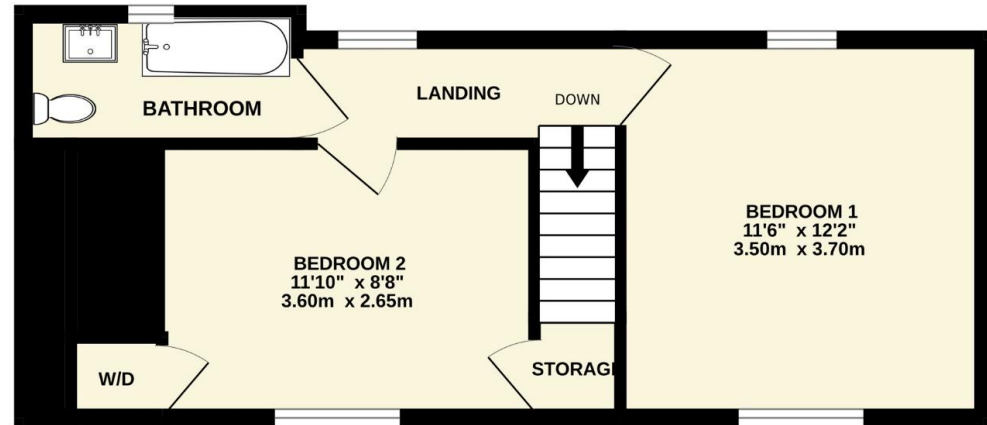
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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