



Coburg Cottage
Coburg Terrace
Sidmouth
EX10 8NH

£825,000 FREEHOLD

A delightful, Grade II Listed, detached cottage, occupying a most convenient location in a Conservation Area, close to the town centre and seafront.

Offered for sale with no ongoing sale, this charming detached cottage presents in good order throughout, with well-appointed, quality fixtures and fittings. Understood to date from the 19th Century, the cottage now combines a sympathetic blend of period features with modern comforts. Once inside, a deep entrance hallway leads to a dual aspect sitting room, with patio doors to the garden. A separate dining room has a cloakroom/WC and boiler room off and also leads to a good size kitchen/breakfast room. A bespoke, Robert Charles kitchen includes a built-in oven, induction hob, fridge/freezer, washing machine, dishwasher and wine chiller – all Neff appliances. This dual aspect room also has two Velux windows and a connecting door to the parking bay.

On the first floor, the main bedroom has an en suite shower room, there is a second double bedroom and a good size third bedroom. Bedroom four presently serves well as a study and the main bathroom, as with the en suite, is fitted and finished to a particularly high standard.





All principal rooms have windows to the front elevation and look south easterly across the tennis courts and lawn bowls club. Looking westerly, an attractive and enclosed garden provides seclusion and privacy. At the opposite end of the cottage is an enclosed parking bay, secured with timber gates.

Coburg Cottage stands within a Conservation Area in the heart of the town centre, only a quarter of a mile from the seafront. The property is surrounded by buildings of historical interest such as Coburg Terrace, The Old Chancel, Kennaway House and Sidmouth Parish Church. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street offering numerous independent shops, High Street chains and popular restaurants. Wide ranging amenities include Waitrose, Lidl, an indoor swimming pool, a cinema, theatre, beautiful public gardens and Regency esplanade.

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 and indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – June 2026.

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

EPC: Grade II Listed

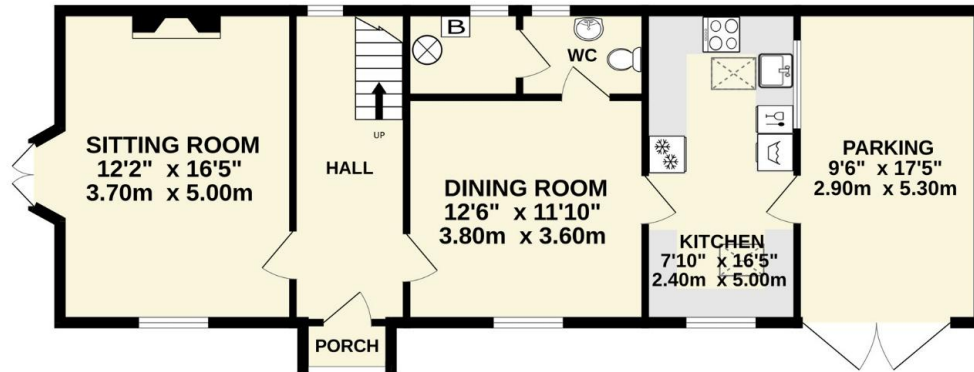
POSSESSION Vacant possession on completion.

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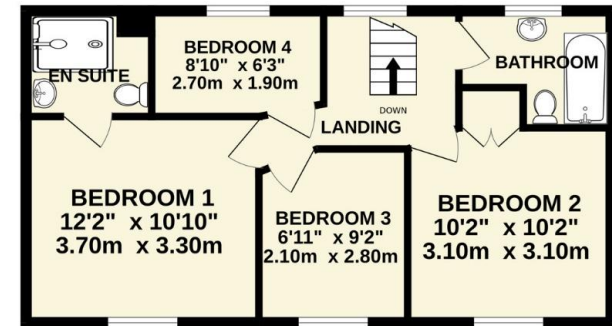
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (120.0 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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