



HARRISON
LAVERS &
POTBURY'S

2B Brook Lane
Sidford
Sidmouth
EX10 9PW

£460,000 FREEHOLD

A well presented and modernised, detached house with an impressive, open plan living area, en suite main bedroom and just a short walk from the centre of Sidford.

Presented in good, modern order throughout, this spacious house would make a great family home. A double glazed porch leads to the entrance hall with a turning staircase and utility room/WC. An impressive, open plan kitchen/dining and living room has lots of natural light thanks to triple aspect windows and four roof windows in a vaulted ceiling. The kitchen area is fitted with contemporary units, surfaces and tiling and features a built-in oven, hob and dishwasher. Patio doors open into the rear garden.

There are three good size bedrooms on the first floor, the main bedroom having dual aspect windows, fitted wardrobes and a modern en suite shower room. The second, double bedroom has fitted wardrobes, there is a third, good size bedroom and lastly, a modern bathroom with mains shower.

The house stands on a level plot with off-road parking for at least three cars, along with a single garage. To the rear, a good size garden comprises lawn and patio and extends to the side where there is a low maintenance, gravel garden. There is a garden shed and a side door into the garage.





Brook Lane is situated a short level walk from the centre of Sidford and as such, within easy reach of amenities to include a Spar/post office, popular takeaway, public house, hairdressers and bus services. The Byes and River Sid are around a quarter of a mile away and provide a picturesque route down to the town centre, which is around two miles away. Waitrose, Lidl, primary schools and Sidmouth College are all within a short drive. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a busy High Street with numerous independent shops, High Street chains and popular restaurants.

SERVICES Mains gas, electricity, water and drainage are connected. The house has gas central heating and double glazing.

BROADBAND AND 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.

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

EPC: C

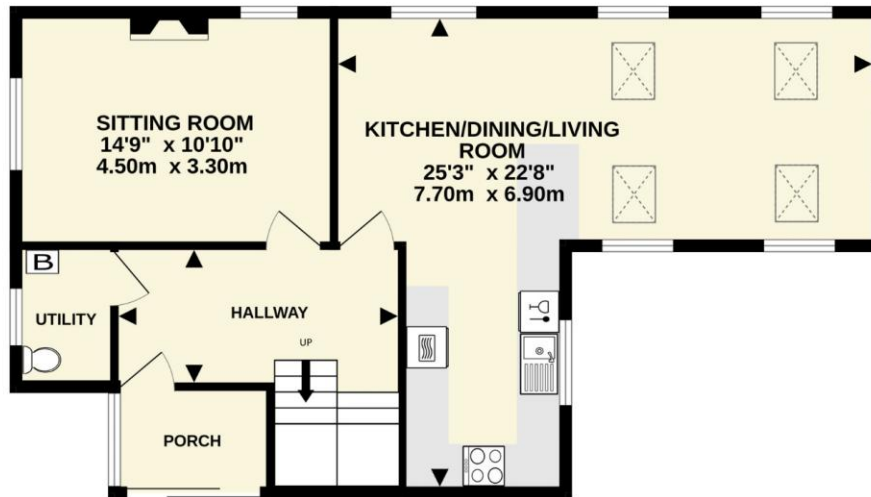
POSSESSION Vacant possession on completion.

REF: DHS02701

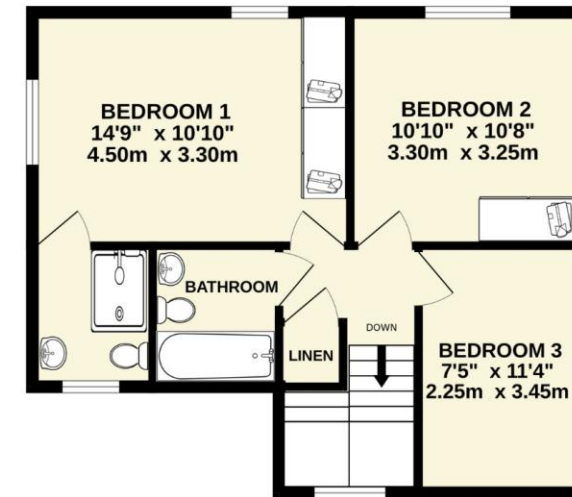
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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