

Redferns
estate and letting agents

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1 Porch Cottages, Church Street, Sidford, Sidmouth.

Guide Price £165,000

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A charming Grade II Listed, thatched cottage situated in the picturesque village of Sidford, just a short distance from the popular coastal town of Sidmouth and its beautiful Esplanade. Full of character and traditional features, this delightful one-bedroom cottage offers a wonderful opportunity to acquire a charming home in a highly sought-after village location.

The spacious living room provides a welcoming and characterful reception space, while the galley-style kitchen is well arranged and practical. Upstairs, there is a generously proportioned double bedroom together with a large bathroom. The property also benefits from gas central heating, providing comfortable and efficient heating throughout.

Outside, the property benefits from a patio area providing an ideal space for sitting out, enjoying the sunshine and making the most of outdoor living during the warmer months.

Whether you are looking for a permanent home, a weekend retreat or a property with excellent charm and character, this delightful cottage offers plenty of appeal. With Sidford's village amenities close by and Sidmouth, the coast and surrounding East Devon countryside within easy reach, the location is particularly attractive.

Offered for sale with NO ONWARD CHAIN.

Situated in one of Sidford, the property is within easy reach of local amenities, regular bus services and the nearby Regency seaside town of Sidmouth, renowned for its beaches, independent shops, cafés and restaurants. The picturesque Byes provides miles of scenic walking and cycling routes, making this an ideal home for those seeking a tranquil yet convenient lifestyle.

VIEWINGS By prior appointment with Redferns on 01395 512544

DIRECTIONS https://w3w.co/tiger.windy.acted

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band B

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use www.checker.ofcom.org.uk

TENURE Freehold (and a Flying Freehold)

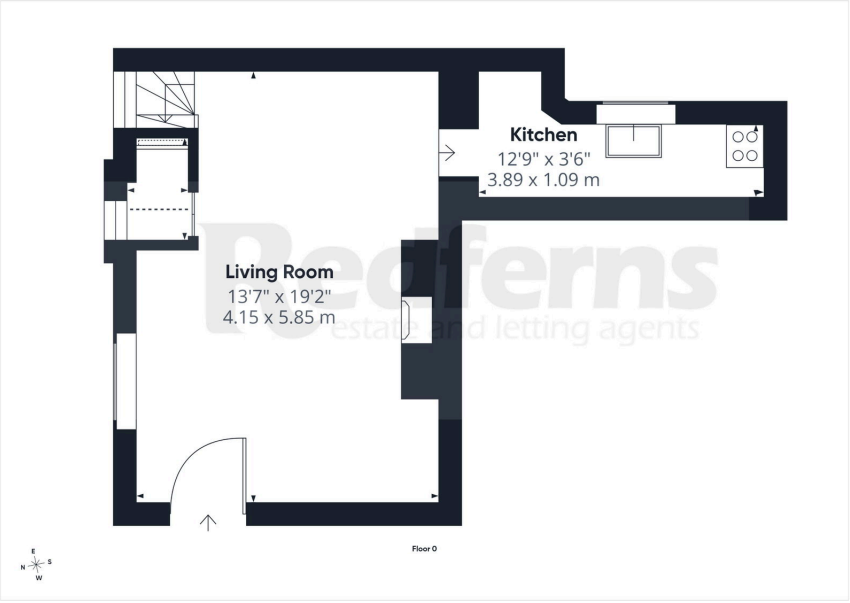
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.







- Spacious Living Room
- Galley kitchen
- Village location
- Grade 2 listed
- Gas central heating
- Double bedroom
- Family bathroom
- Patio garden
- Council Tax Band - B
- NO ONWARD CHAIN





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