



HARRISON
LAVERS &
POTBURY'S

Buttercup Cottage
2 East Street
Sidmouth
EX10 8BL

£350,000 FREEHOLD

A charming three bedroom cottage occupying a level position, within a stones' throw of the town centre and seafront.

Enjoying a southerly aspect, the house has accommodation arranged over three floors and is currently being used as a successful holiday let.

On entering the property, an entrance porch opens into a spacious but comfortable living and dining room which has two windows to the south aspect, oak flooring and a feature fireplace with an electric fire. An inner hall has storage along with the stairs rising to the upper floors and opens into the kitchen/breakfast room which has tiled flooring along with two large roof lights, one being electronically operated with rain sensor. The kitchen offers a range of cupboards, drawers and worksurfaces, all providing ample storage and there is a split-level oven, gas hob and integrated slimline dishwasher. There is also access to a useful covered storage area.

To the first floor there are two double bedrooms, the main bedroom having two windows to the front south aspect. A good size family bathroom comprises a shaped bath with shower over along with a pedestal wash basin, WC, fully tiled walls and a chrome heated towel rail.





On the second floor there is a further double bedroom with en-suite shower room, the bedroom having a feature brick chimney breast and two Velux windows to the front south aspect.

The cottage is well presented throughout and the windows are uPVC double glazed. Gas fired central heating is installed, the boiler being located within the kitchen.

East Street is situated within a 'stone's throw' of the town centre, esplanade and seafront, the town centre offering an excellent range of independent shops, High Street chains and popular restaurants.

Although there is no parking with the property there are various town centre car parks for which permits can be purchased. Further information from East Devon District Council.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – August 2026.

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

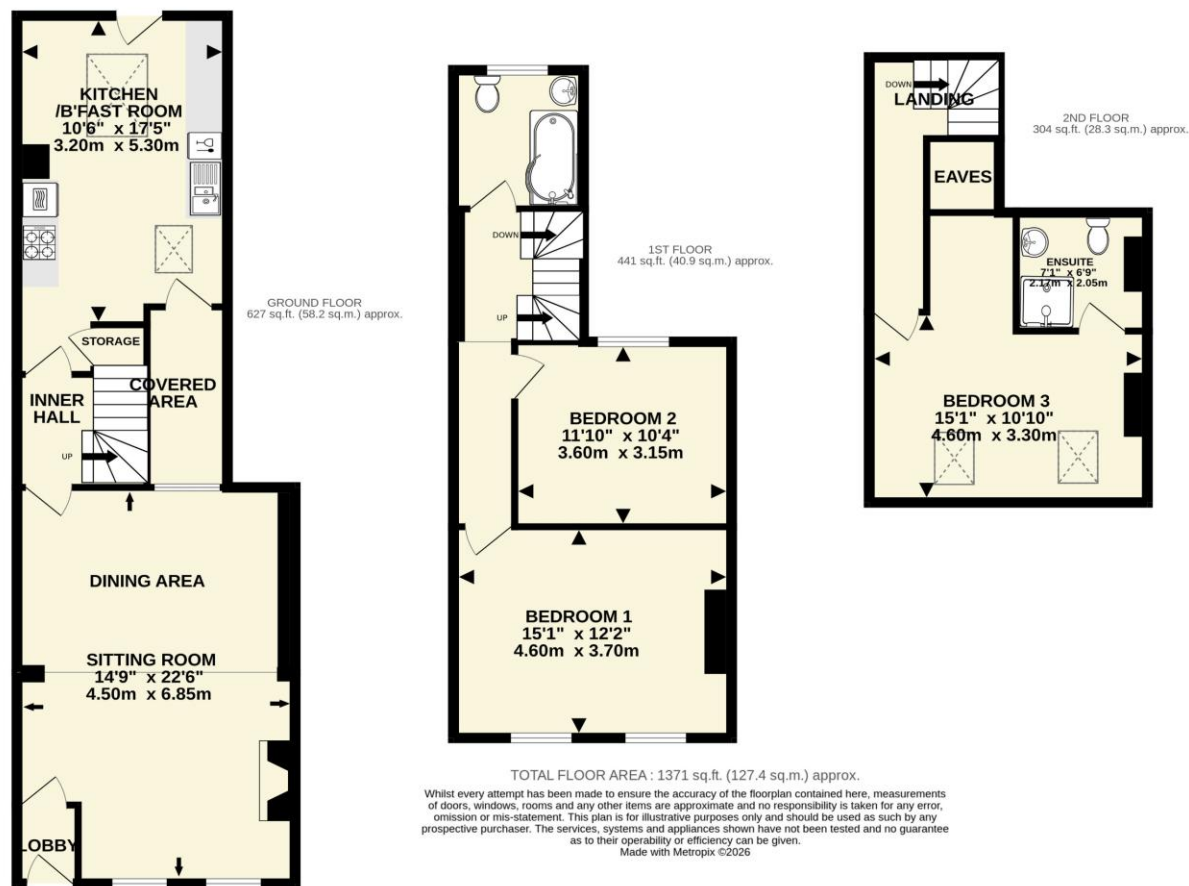
EPC: TBA

POSSESSION Vacant possession on completion.

REF: DHS02706

VIEWING Strictly by appointment with the agents.





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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