



3 East Street
Sidmouth
EX10 8BL

£350,000 FREEHOLD

A beautifully presented three storey town house, enjoying a southerly aspect and situated within a short stroll of the esplanade and town centre.

This conveniently situated and characterful town house has in more recent years been the subject of considerable improvement and expenditure and presents in superb and well appointed order throughout.

Gas fired central heating and double glazed windows are installed which includes a number of Velux windows and a feature roof lantern to the kitchen.

On entering the property an entrance lobby opens into a well proportioned, open plan lounge/dining room which enjoys a southerly aspect and has oak flooring, attractive fire surrounds to both the sitting and dining areas and extensive shelving to one wall.

The adjoining kitchen/breakfast room features a roof lantern along with three Velux windows allowing lots of light. The kitchen is extensively fitted with an excellent range of storage units incorporating a large central island, all having solid wood worksurfaces. Integrated appliances comprise of three built in ovens, a five ring gas hob with cooker hood over along with a dishwasher, washing machine and larder fridge and freezer.





To the first floor there are two double bedrooms, both having fitted wardrobes, with the main bedroom enjoying a lovely southerly aspect. A good size shower room has attractive tiling to both the walls and floor and is fitted with a modern white suite comprising a large shower cubicle, WC and pedestal wash basin. The shower room also features a large linen cupboard which houses the gas fired boiler.

To the second floor there is a further double bedroom, enjoying a dual aspect again having fitted wardrobes and enjoying a glimpse of the sea.

The house occupies a level and convenient position and is within minutes walk of the esplanade and town centre. As such the property is well placed for numerous independent shops and High Street chains, regular bus services to the surrounding area, cinema, theatre, swimming pool and sports clubs to include rugby and cricket. Sidmouth is an unspoilt coastal town offering a broad range of amenities to include Waitrose, Lidl, popular schools, a modern doctors surgery and cottage hospital.

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

EPC: D

POSSESSION Vacant possession on completion.

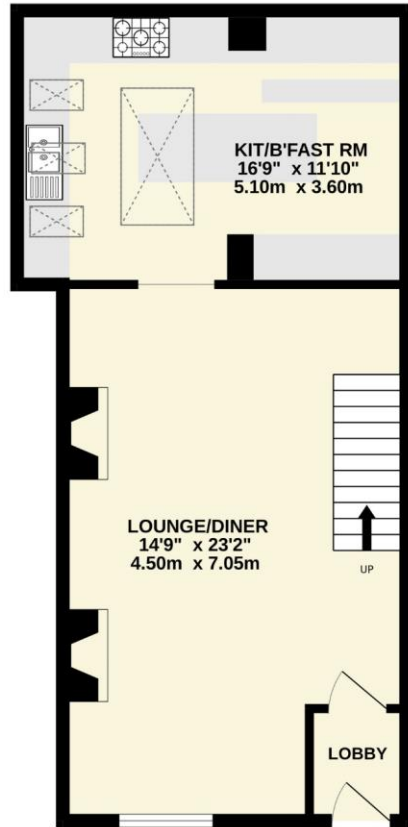
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DIRECTIONS Leaving our Sidmouth office, proceed down the High Street and on meeting the esplanade turn left in an easterly aspect. Turn left at the lifeboat station and pass the swimming pool on the right. East Street is the next left.

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 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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2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



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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