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The Cottage



3 Fairview
Church Street
Sidford
Sidmouth
EX10 9NL

£175,000 FREEHOLD

A mid-terrace cottage standing at the heart of Sidford, close to The Byes and only two miles to the seafront.

Offered for sale with no ongoing chain, this period cottage has uPVC double glazing and electric heating. An entrance porch leads into an open plan sitting/dining room with a south facing window to the front. A separate kitchen has a rear facing aspect looking into the garden, is fitted with a range of storage cupboards, a built-in oven and hob and with space for a washing machine and fridge. A larder cupboard has space for a freezer and an airing cupboard houses the hot water cylinder. A sliding door opens into a ground floor shower room with basin and WC.

On the first floor are two good size bedrooms; bedroom one having a rear facing aspect overlooking the garden. The second bedroom enjoys the south facing aspect to the front with a view to Salcombe Hill.





To the rear is a raised, lawn garden with flowerbed borders and an open fronted, brick store. The neighbour has a pedestrian right of way across the back of the cottage.

Sidford offers a good range amenities to include a convenience store/post office, popular public house, a take-away and regular bus services. Parking is available nearby on residential roads or in the local car park where annual permits are available. The town centre and seafront are around two miles away.

SERVICES Mains 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 1800 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - February 2026.

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

EPC: E

POSSESSION Vacant possession on completion.

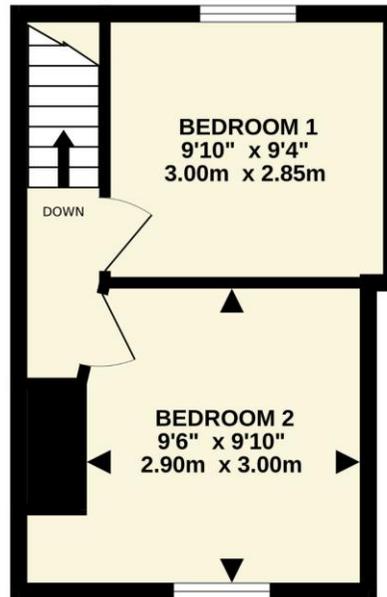
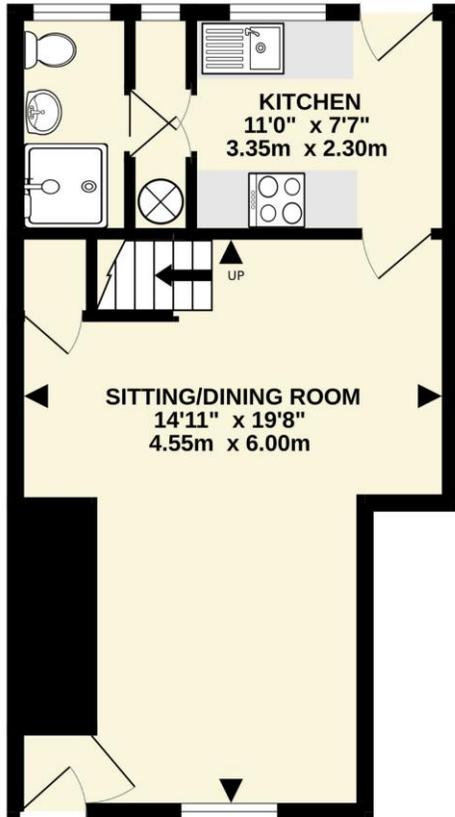
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VIEWING Strictly by appointment with the agents.



GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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