



HARRISON
LAVERS &
POTBURY'S

3 Fortfield Gardens Sidmouth EX10 8SE

£475,000 FREEHOLD

Situated within a short stroll of the town centre and seafront, a south facing two bedroom town house with garage. NO ONGOING CHAIN.

This conveniently situated town house forms part of a most attractive terrace and occupies a tucked away location within minutes of town centre amenities, bus services and Sidmouth's beautiful esplanade and seafront.

On entering the house, the entrance hall has the stairs rising to the upper floor, along with a built-in coat cupboard and a useful WC/cloaks off. The kitchen has been more recently modernised and features white gloss units along with worksurfaces, all providing ample storage. Appliances include an electric split-level oven, hob and cooker hood and there is space for a fridge, freezer, washing machine and dishwasher.

A feature of the accommodation is the lounge/dining room which enjoys a lovely southerly aspect and has two wide glazed doors opening on to a covered verandah which takes full advantage of the aspect. A polished stone fireplace gives the room a focal point and there is a useful built in storage cupboard.

To the first floor a landing provides an airing cupboard along with access to the roof space with sliding ladder. The main bedroom also takes full advantage of the southerly aspect, having two windows and has a range of fitted wardrobes, drawer units and a fitted shower unit.





Bedroom two is also a double room with fitted wardrobes and a separate bathroom comprises a bath, WC and wash basin and has fully tiled walls and flooring.

The property is now in need of some modernisation. Gas fired central heating and double glazed windows are installed.

The house includes a single garage which is situated in a block to the rear and has light and power. To the south side of the house is an open plan lawn garden which adjoins the covered verandah and there is a communal bin store to the side of the garages.

The town centre offers a broad range of independent shops, High Street chains cafes and popular restaurants. Sidmouth is an unspoilt town on the Jurassic coast benefitting from good amenities such as Waitrose, Lidl, a theatre, cinema, regular bus services to the surrounding area and a modern doctors surgery and cottage hospital.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – at February 2026

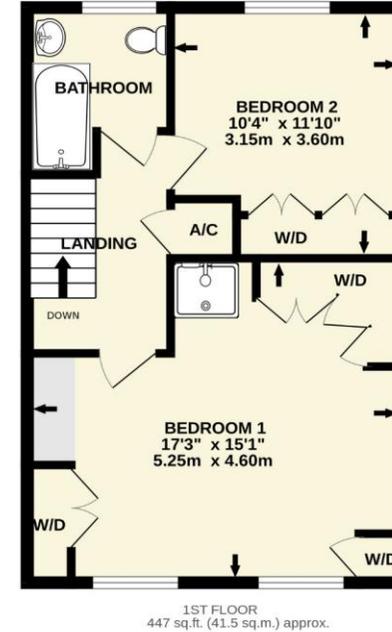
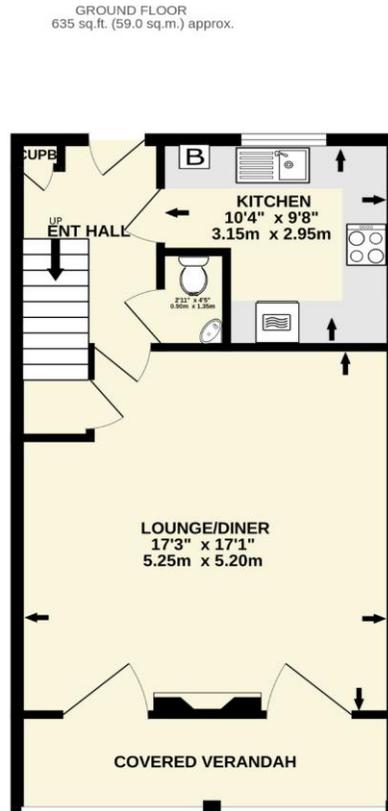
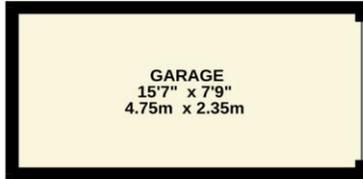
OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02631

VIEWING Strictly by appointment with the agents.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

