



HARRISON  
LAVERS &  
POTBURY'S



166 Manstone Avenue  
Sidmouth  
EX10 9TJ

£275,000 FREEHOLD

**An extended three bedroom house with two shower rooms, off road parking for two cars and a good size garden.**

Conveniently situated in a small cul de sac, the property is within a short walk of local amenities and bus services along Woolbrook Road. Also nearby are the local schools and Sidmouth's town centre and seafront are approximately a mile and a half away.

The property enjoys a southerly aspect and benefits from having an off road parking area for two cars which is brick paved and to the rear of the house is a very attractive garden.

On entering the house an entrance lobby opens into the main lounge/dining room which enjoys a southerly aspect. The adjoining kitchen has been extended and gives access to the rear garden. A range of cupboards, drawers and worksurfaces provide ample storage and there is a built-in electric oven, gas hob, cooker hood along with space for a washing machine, slim-line dishwasher and fridge/freezer. A ground floor cloaks/shower room is fitted with a modern white suite comprising a shower cubicle, wash basin and WC and also offers storage and plenty of room for coats and shoes.

To the first floor there are three bedrooms, the two front bedrooms enjoying a lovely southerly aspect with a view towards Salcombe Hill and the rear bedroom overlooks the garden. A further shower room is attractively fitted with a modern white suite, being fully







tilled and comprises a walk-in shower, WC and wash basin.

Gas fired central heating and uPVC double glazed windows are installed and in more recent years the main roof has been retiled and fitted with modern solar panels.

The majority of the garden is to the rear of the house, being raised and comprising of paved and gravel areas along with adjoining well stocked shrub borders. A good size garden shed provides further storage. Adjoining the front of the house is a further patio area with adjoining shrub border and a shared covered passageway links both the front and rear garden.

Sidmouth offers an excellent range of amenities and services with the town centre having numerous independent shops, High Street chains, cafes and restaurants, along with numerous sports clubs and the Waitrose and Lidl supermarkets.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1800 mbps. Good outdoor and in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – as at December 2025.

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

**EPC: C**

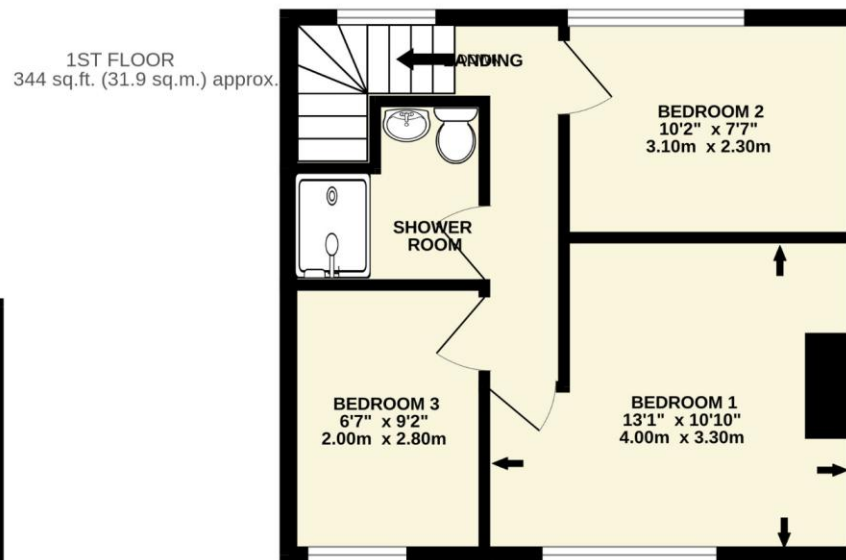
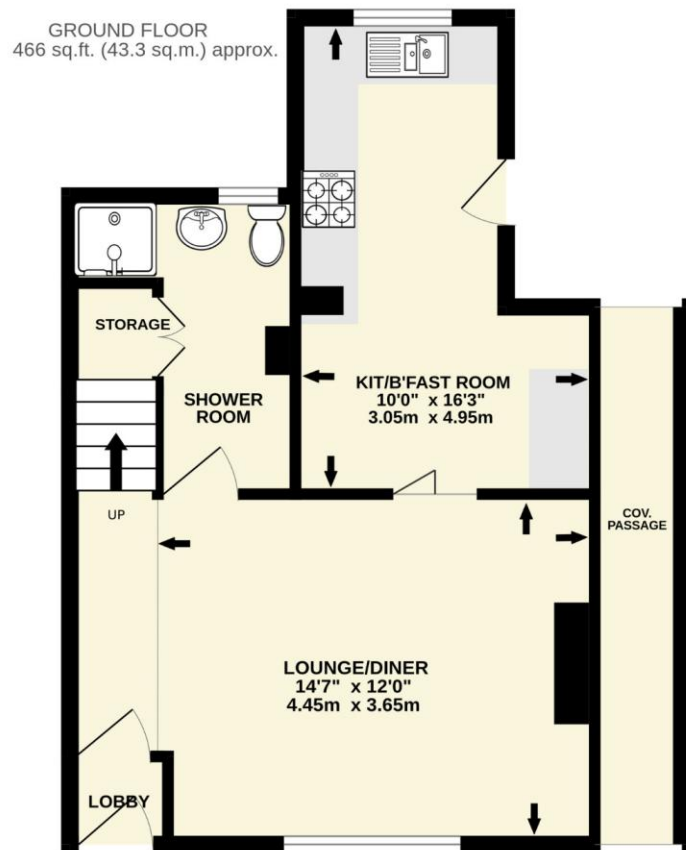
**POSSESSION** Vacant possession on completion.

**REF: DHS02614**

**VIEWING** Strictly by appointment with the agents.







TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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