

# Ladymead



HARRISON  
LAVERS &  
POTBURY'S



## £1,050.00 Per Calendar Month

A smartly presented and modernised, mid-terrace house with off-road parking and south-west facing rear garden. To let unfurnished. Long term Let.



Tel: (01395) 516633  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

# 20 Ladymead

## Sidmouth

### EX10 9XN

The property presents in excellent order throughout, with uPVC double glazing, gas central heating and neutral decoration. On entering the property, the sitting room has a front facing window, hard flooring and a connecting door to a separate kitchen/breakfast room fitted with a modern, Howdens kitchen to include a built-in oven and electric hob, space for a washing machine, further appliance space and a door to the rear garden.

On the first floor, the main bedroom has a built-in wardrobe and storage, the second bedroom looks to the rear and has a fantastic view to Muttersmoor and lastly the bathroom is fitted with a modern white suite, having a mains shower over the bath.

To the front of the house is gravelled, off-road parking for one car, whilst to the rear a level, lawn garden enjoys a south-west facing aspect with patio adjoining the back of the house, flowerbeds and a timber storage shed. The side gate is for emergency use only, or for the access of trades with prior approval from the neighbour.

Ladymead is conveniently situated on a regular bus route, in and out of Sidmouth and is within walking distance of Waitrose, Stowford Community Centre and the Beacon Medical Centre. The town centre and seafront are around two miles away, where there are numerous independent shops and High Street chains, cinema, theatre and sports clubs to include rugby, cricket and an eighteen hole golf course.

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

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

**BROADBAND & MOBILE** Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom correct at August 2025.

**EPC: C**

**REF: DHS02613**

#### TENANCY DETAILS

Rental:  
£1,050.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£1,210.00 (payable before signing the Tenancy Agreement)

Holding deposit: £242.30

Tenancy Type: Assured Shorthold

Term: Long Term

Available: January 2026

Restrictions: No Smokers.

We will require two forms of identification, namely a copy of your passport and/or birth certificate and/or driving licence.

Client money protection is provided through Propertymark.

#### **VIEWING**

All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & Potbury's for an appointment.

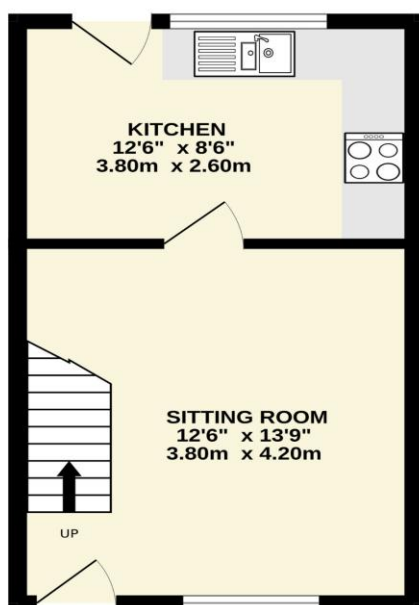




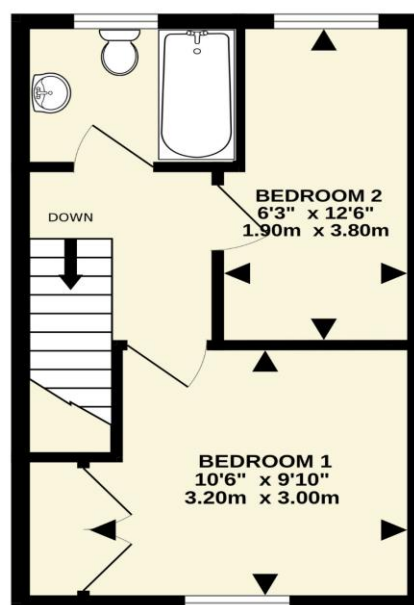
In the event that you request a viewing of a property, we will require certain pieces of personal information from you in order to provide a professional service to you and our client.

We will not share this information with any third party other than our client, without your consent, unless you make an application for a tenancy.

GROUND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 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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Tel: (01395) 516633  
Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

