

Sidford Road



HARRISON  
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POTBURY'S



£1,200 Per Calendar Month

A modern two bedroom semi-detached property with parking, an enclosed garden and in the centre of the village of Sidford.



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

# 150 Sidford Road, Sidmouth EX10 9PE

150 Sidford Road is a modern two bedroom semi-detached house and presented 'unfurnished' and is decorated to a neutral colour scheme internally. The property has the benefit of uPVC double glazed windows and gas fired central heating. There is an enclosed garden to the front of the property and a private patio/courtyard at the rear, together with a gravel driveway.

On the ground floor the property has an entrance hall, a cloakroom, a kitchen/diner and a sitting room. To the first floor are two good size bedrooms and a bathroom with built in cupboards.

There are Karndean floor coverings through the ground floor, carpets to the first floor and the bathroom also has Karndean flooring.

The property is conveniently situated for local bus services and amenities in the village of Sidford and the rear of the property enjoys a southerly aspect.

The accommodation with approximate dimensions comprises:

**UNDERCOVER ENTRANCE PORCH** Door to:

**ENTRANCE HALL** Karndean flooring. Radiator. A storage cupboard containing a fuse board, electric meter and shelf. Staircase to the first floor. Further door to a:

**GROUND FLOOR CLOAKROOM** White suite comprising WC and corner wash basin Karndean flooring, a light and extractor fan.

Part glazed door from the entrance hall to the:

**KITCHEN/DINER** 4.93m (16'02") x 2.78m (9'01") Which enjoys a southerly aspect. uPVC double glazed window to the rear courtyard. uPVC double glazed door providing access to the rear. An attractively fitted kitchen comprising a range of floor standing and wall mounted cupboards with cream 'shaker style' drawer and door fronts, stainless steel handles, oak effect worksurfaces and tile splashbacks. One and a half bowl stainless steel sink with drainer. Built in oven incorporating a grill. Stainless steel four burner gas hob with extractor over. Space for washing machine. Space for fridge/freezer and integrated slimline dishwasher. Tile effect Karndean flooring. Radiator. Cupboard

containing gas fired Worcester boiler for central heating and hot water.

From the entrance hall there is a part glazed door to the:

**SITTING ROOM** 4.38m (14'04") x 2.97m (9'09") uPVC double glazed windows to the front and side aspects. Radiator. Telephone point. TV point. Oak effect Karndean flooring. Staircase to the first floor with hand rails and carpet.

## FIRST FLOOR

**LANDING** Carpet. Door to a storage cupboard with shelving.

**BEDROOM ONE** 4.93m (16'02") x 2.78m (9'01") Two uPVC double glazed windows overlooking the parking area and with a southerly aspect. Radiator. Carpet. Telephone point. TV point. Built in wardrobe.

**BEDROOM TWO** 3.95m (12'11") x 2.26m (7'05") Two uPVC double glazed windows to the front aspect. Radiator. TV point. Telephone point. Carpet. Storage cupboard. Built in wardrobe. Hinged loft hatch with ladder.

**BATHROOM** Obscure glazed pvc window to the side aspect. An attractive white bathroom suite comprising a panelled bath with fully tiled walls over in beige tiling and mosaic border tile. Bi-fold glazed shower screen, thermostatically controlled shower. Pedestal wash basin with tiled splashback. Shaver point. WC. Heated towel rail. Tile effect Karndean flooring. Ceiling light with extractor.

**OUTSIDE AND GARDEN** The front of the property is accessed via the footpath which connects the traffic lights at Sidford to Sidford Village Car Park.

The rear is accessed from Sidford Road, where there is a gravelled driveway. At the front is a picket fence with a gate and paved footpath to the entrance porch, with an adjoining area of lawn and side gates providing access to the parking area and rear. The rear patio area is fully enclosed, a pedestrian gate, a patio area and outside tap and outside light.

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

**EPC: B**

**SERVICES:** Gas. Electric. Mains water and drainage.

**REF: DHS00768**

**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. – as at March 2026

### **TENANCY DETAILS**

Rental:  
£1200.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£1380.00 (payable before signing the Tenancy Agreement)

Holding deposit: £276.92

Tenancy Type: Assured Shorthold

Term: Long Term

Available: April 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.

