



HLP

HARRISON
LAVERS &
POTBURY'S

**3 Elim Close
Sidmouth
EX10 9BG**

£375,000 FREEHOLD

Conveniently situated, a three bedroom house with spacious bedrooms, driveway parking, a single garage and situated approximately half a mile from the town centre.

Elim Close is a small private cul de sac conveniently situated within walking distance of local amenities along Temple Street. The town centre is approximately half a mile away and offers an excellent range of facilities and services along with the beautiful esplanade and seafront.

The house is end of terrace and therefore has side access linking the front and rear gardens. Adjoining the front of the house is a driveway providing parking and there is an integral single garage.

On entering the house, a recessed porch and front door open into the reception hall which has oak flooring and a storage cupboard under the stairs. A useful cloaks/WC is fitted with a modern white suite and also has space for a washing machine and houses the gas fired wall mounted boiler.

The lounge/dining room has a fitted gas fire along with French doors opening into a more recently constructed conservatory which offers a further living space and enjoys a view to Salcombe Hill. The conservatory has uPVC double glazed windows, a vaulted ceiling and French doors leading into the garden.





The kitchen offers a range of cupboards, drawers and worksurfaces, providing ample storage and has a built-in electric double oven, induction hob, extractor hood, integrated fridge and space for a fridge/freezer.

To the first floor, the three bedrooms are all double rooms, two in particular are an excellent size and all three have fitted wardrobes. The two rear bedrooms enjoy a lovely view over The Sid Valley towards Salcombe Hill. A separate family bathroom is fitted with a white suite comprising a bath with shower over and shower screen, WC and pedestal wash basin. The bathroom also features storage cupboards and part tiled walls.

Externally the garage has an up and over door along with light, power and shelving. The majority of the garden is to the rear of the house and comprises paved and gravelled areas along with well stocked shrub borders, an aluminium greenhouse, timber garden shed and ornamental lily pond. From this property there is rear pedestrian access to the end of the terrace.

Gas fired central heating and uPVC double glazed windows are installed.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted 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 January 2026.

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

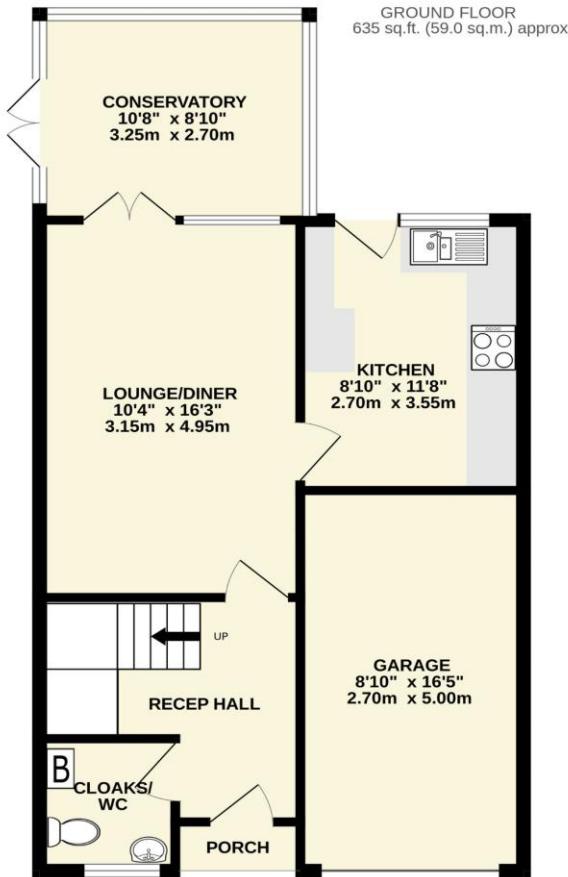
EPC: tba

POSSESSION Vacant possession on completion.

REF: DHS02626

VIEWING Strictly by appointment with the agents.

1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 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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