



MILL ST.

22



HARRISON
LAVERS &
POTBURY'S

Waterfall Cottage
Mill Street
Sidmouth
EX10 8DW

£200,000 FREEHOLD

A charming town centre cottage, having level access and being within a short stroll of the town centre amenities, esplanade and seafront. The cottage is to be sold with a town centre garage for an additional £40,000.

This attractive single storey, one bedroom cottage enjoys a lovely outlook over the River Sid and is positioned within a short walk of Sidmouth's High Street along with the esplanade and seafront all offering an excellent range of facilities. Also nearby is an entrance into The Byes, riverside walk.

On entering the cottage, an entrance lobby opens into the main reception area which enjoys an easterly aspect with an outlook to the River Sid. This room combines kitchen, living and dining areas, the kitchen having cupboards, drawers and worksurfaces providing storage and built in appliances comprise an electric oven, hob and cooker hood along with an integrated fridge and washing machine. Adjoining this is a small study area, again having an east aspect and outlooking the river.





The double bedroom enjoys a westerly aspect and has a fitted wardrobe and there is a separate bathroom comprising a bath with electric shower over, pedestal wash basin and WC and having part tiled walls and a tiled floor.

Gas fired central heating and uPVC double glazed windows are installed (study area has single glazed windows).

SINGLE GARAGE A single garage 2.55m (8'4") x 6.2m (20'4") is to be sold with Waterfall Cottage. This is situated at Radway, Sidmouth EX10 8TW and is an additional **£40,000** (forty thousand pounds).

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

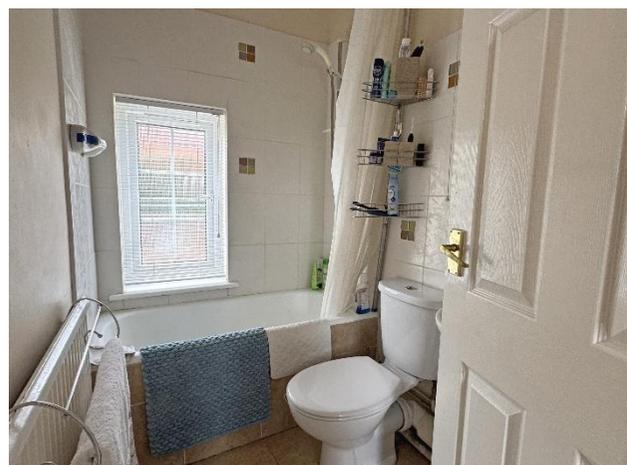
BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 66 mbps. Good outdoor and variable in-door mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – as at March 2026.

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

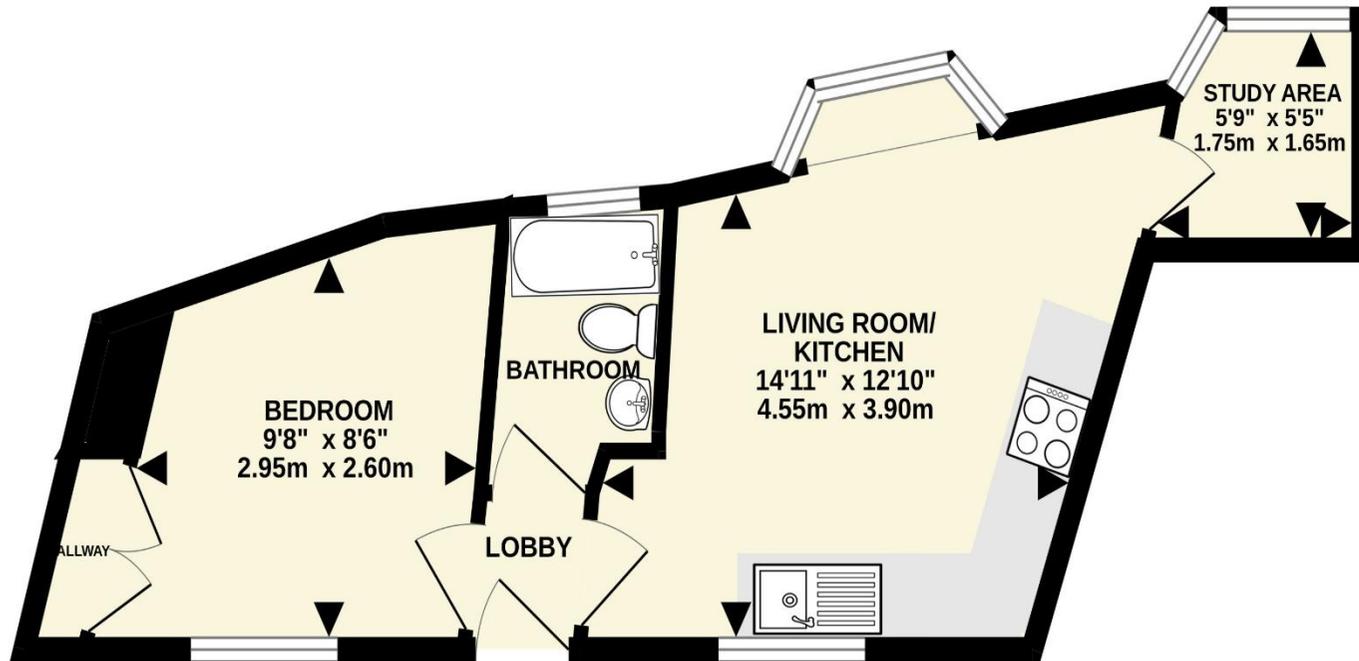
EPC: TBA

POSSESSION Vacant possession on completion.

REF: DHS02639



GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



VIEWING Strictly by appointment with the agents.

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.

TOTAL FLOOR AREA : 324 sq.ft. (30.1 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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