





Seagull Cottage  
4 Russell Street  
Sidmouth  
EX10 8DD

£310,000 FREEHOLD

**A beautifully presented three storey town house, occupying a level position on the edge of the town centre and close to the seafront.**

Offered for sale with no on-going chain is this characterful town house with gas central heating and double glazing, currently run as a commercial holiday home. On entering the property, the kitchen and sitting/dining room are open plan with a dual aspect, the kitchen having a range of modern units with an integrated dishwasher, oven and electric hob. Storage cupboards provide space for both a washing machine and fridge/freezer. The sitting room has a front facing window looking south easterly and features tongue and groove panelling and a fireplace.

On the first floor, the main bedroom looks to the front aspect with a sealed cast iron period fireplace and built-in wardrobe. There is a well appointed bathroom, having a mains shower over the bath and a cupboard housing a wall mounted gas combination boiler. On the second floor, the second bedroom is of a particularly good size with a dual aspect and range of wardrobes and storage.

There is an enclosed courtyard garden to the rear with pedestrian rear access.







The house occupies a convenient level position, a short walk from the town centre and the seafront. As such the property is well placed for numerous independent shops and High Street chains, regular bus services to the surrounding area, the esplanade, cinema, theatre and sports to include rugby and cricket. Sidmouth is an unspoilt coastal town offering a broad range on amenities to include Waitrose, Lidl, popular schools, a modern doctors surgery and cottage hospital.

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

**EPC: D**

**POSSESSION** Vacant possession on completion. Contents and furnishings are available by negotiation.

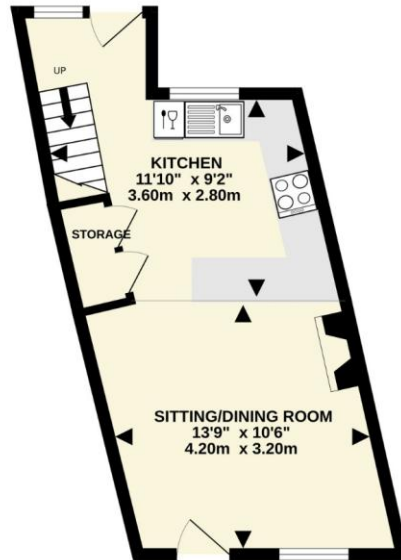
**REF: DHS02363**

**DIRECTIONS** On entering Sidmouth via the A3052 from Exeter, turn right at the Bowd junction onto the B3176 (Station Road). Follow the road down into the town and continue to the seafront. Turn left and drive along the esplanade, through the mini roundabout and shortly before the end of the esplanade turn left onto Ham Lane. Follow the road past the swimming pool and car park until you reach the Swan Inn. Russell Street will then be seen on the left. Pay and display parking is available in Mill Street car park, as are annual permits. Spaces are also available to rent, all via East Devon District Council.

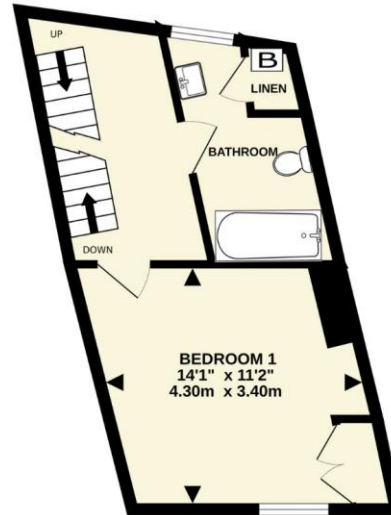
**VIEWING** Strictly by appointment with the agents.



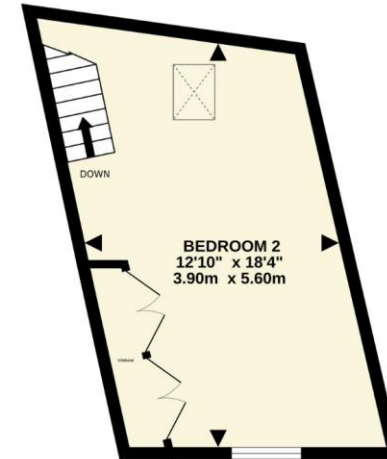
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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