



Hilberton  
4 Coburg Road



HARRISON  
LAVERS &  
POTBURY'S



4 Coburg Road  
Sidmouth  
EX10 8NG

£500,000 FREEHOLD

**Within a short stroll of the town centre, a fully refurbished town house with parking and offering superbly presented accommodation.**

This conveniently situated town house was originally constructed in the late 1960's and has been the subject of total refurbishment, completed in May 2024. The property presents in superb and well appointed order throughout.

The town centre and seafront are within a few minutes walk and offer an excellent range of facilities and regular bus services and there is an off road parking space along with a small garage/store and to the rear there is a pretty west facing courtyard garden.

This stunning house offers accommodation arranged over two floors and benefits from having powder coated aluminium double glazed windows which include two sets of bi-fold doors to the rear elevation.

Zonal gas fired underfloor heating is installed to the ground floor whilst upstairs there are contemporary radiators.

On entering the property there is a good size sitting/dining room leading into a superbly fitted kitchen which has a range of matching storage units, along with quartz worktops incorporating a small breakfast bar. Integrated appliances comprise a Quooker tap, dishwasher, fridge, freezer, split level double oven, warming drawer, five ring induction hob and cooker hood.

A feature glass pocket door separates the kitchen and living area.

The ground floor also offers a useful utility room and WC, the utility having a sink unit and space and plumbing for a washing machine and tumble dryer and the WC having a wash basin along with a large storage cupboard.







A turning staircase with fitted bookshelves to one side rises to the first floor landing where there is a built in linen cupboard and access to the roof space which has a sliding ladder. The roof space is part boarded, has light and houses the newly installed gas fired boiler.

There are two bedrooms, the main bedroom enjoying a dual aspect with Juliette balcony and fitted wardrobes to one wall. The bathroom is fitted and finished to a high standard to include a bath, separate shower cubicle, wash basin and WC, with attractive tiled walls and floor, along with vanity unit and mirror with lighting.

The house is beautifully decorated throughout and features Karndean flooring to all of the rooms and within the kitchen is a large roof lantern which is electronically operated with a rain sensor.

Adjoining the front of the property is a granite paved driveway which provides parking for one car and the integral garage/store has an electric roller door along with EV charger, light, power and a hot and cold water supply.

The enclosed courtyard garden is paved and enjoys a westerly aspect and adjoins both the dining and kitchen areas.

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

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

**BROADBAND AND MOBILE** Standard and Superfast broadband are available with predicted speeds up to 80 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (correct at December 2025)

**EPC: D**

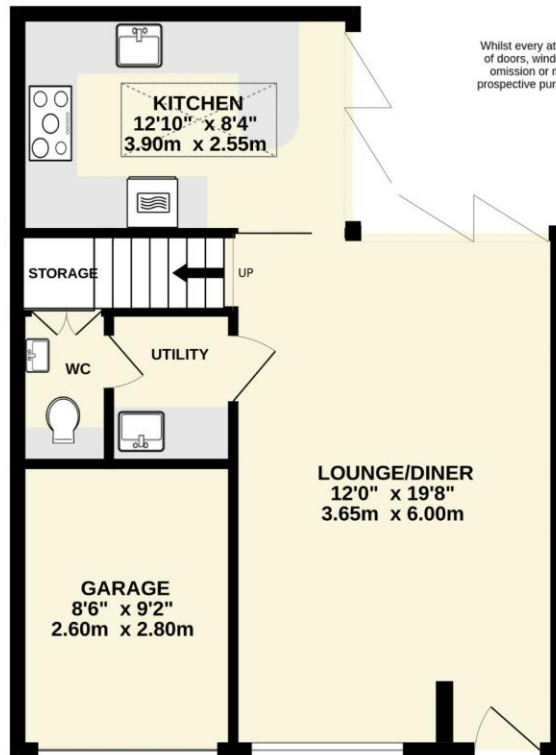
**POSSESSION** Vacant possession on completion.

**REF: DHS02436**

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



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



**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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