



HLP

HARRISON  
LAVERS &  
POTBURY'S

Ribblesdale  
Lennox Avenue  
Sidmouth  
EX10 8TX

**£725,000 FREEHOLD**

**Occupying a level site within a short walk of the town centre, an attractive three bedroom detached house with parking, garden and garage.**

This attractive detached house enjoys a southerly aspect and is conveniently situated with a short stroll of Sidmouth's town centre which offers an excellent range of facilities, along bus services to the surrounding area.

The house offers spacious accommodation arranged over two floors, with uPVC double glazed windows and gas fired central heating.

On entering the property, an entrance porch opens into the main reception hall which has the stairs rising to the upper floor. The sitting room enjoys a triple aspect and has a feature fireplace along with French doors leading into a good size conservatory which is uPVC double glazed and has French doors to the garden. Two further reception rooms offer flexibility to the accommodation, one currently being used as a study and the other a snug, having fitted storage cupboards along with a cloaks/WC off.

The kitchen is to the rear of the house overlooking the garden and offers a range of matching storage cupboards and granite worksurfaces. Integrated appliances comprise double ovens and warming drawer, ceramic hob, cooker hood, dishwasher, microwave and freestanding fridge/freezer. Adjoining the kitchen is a useful rear lobby and back door.





To the first floor there are three double bedrooms, two enjoying a southerly aspect and having fitted wardrobes. The third bedroom overlooks the rear garden. The original fourth bedroom has been recently converted into a very spacious shower room which comprises a large walk-in shower, WC, wash basin and there is a separate family bathroom comprising a panelled bath, separate shower cubicle, WC and wash basin.

The accommodation is now in need of a little modernisation.

Adjoining the front of the house is a brick paved parking area and there is access to both sides of the house. The garden is to the rear, mainly laid to lawn with adjoining well stocked shrub borders, various patio areas and there is a greenhouse and shed. To one side is a detached timber garage which measures 3m x 5.8m and has an electric roller door along with light, power, shelving and a free standing washing machine.

Sidmouth is an unspoilt coastal town that offers a broad range of independent shops, cafes and restaurants, Waitrose, Lidl, cinema and theatre and there are well supported sports clubs to include sailing, cricket and rugby. The cathedral city of Exeter is approximately 14 miles to the west and Honiton with its mainline railway to Waterloo is approximately 10 miles to the north.

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

**EPC: C**

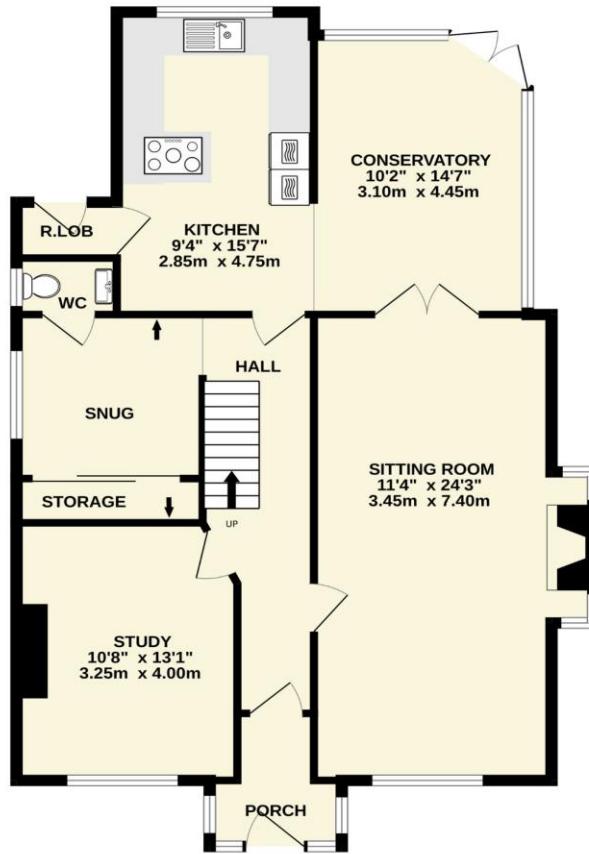
**POSSESSION** Vacant possession on completion.

**REF: DHS02439**

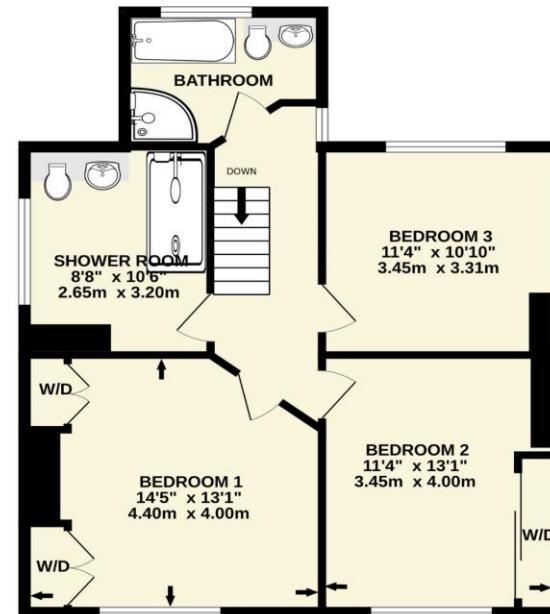
**DIRECTIONS** From the top of the High Street pass Salcombe Road on the right and take the next turning right into Lennox Avenue. The property will be seen toward the bottom of the cul de sac on the left.

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

GROUND FLOOR  
962 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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