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# Keel House, 5 May Terrace Sidmouth, EX10 8EN

## Offers In Excess Of £300,000 FREEHOLD

**An attractive three storey town house built in the early 1900's and situated in the heart of the town centre.**

This mid-terrace town house forms part of a most attractive terrace which occupies a level and convenient position in a conservation area. Sidmouth's High Street is within a few minutes' walk where there are an excellent range of shopping facilities and amenities. The esplanade and seafront are also within walking distance, as is All Saints Road and The Triangle where there is a regular bus service to the surrounding area.

In more recent years the property has been used by Sidmouth Hospice at Home for commercial purposes. The accommodation is arranged over three floors and benefits from having gas fired central heating and some of the windows have been replaced with uPVC double glazed units which includes a conservatory.

To the ground floor is an entrance porch opening into a hallway which has the stairs rising to the upper floors. The sitting room enjoys a westerly aspect with wide bay window and a feature fireplace with fitted electric fire. An adjoining kitchen/dining area has fitted storage units along with worksurface, stainless steel sink and integrated fridge and from here there are double doors leading into the conservatory. The conservatory has French doors leading into a courtyard garden along with access into a useful cloakroom where there is a WC and wash basin.







Adjoining the rear of the kitchen area a sliding door leads into a utility/study which has storage cupboards and a roof light.

To the first floor a landing gives access to a further reception room/master bedroom which enjoys a lovely westerly aspect and has two sets of French doors leading onto the balcony. This is an L shaped room which would have been originally two bedrooms. Presently there is a further kitchen area to this room which comprises storage units, worksurface, sink and fridge. The first floor also provides a further bedroom with fitted cupboard.

To the second floor there are two further bedrooms, one having a good range of fitted cupboards and has a view towards Muttersmoor. A separate shower room is fitted with a modern white suite comprising shower cubicle, WC with concealed system and wash basin with vanity cupboard below.

The courtyard garden adjoining the conservatory is paved with adjoining raised shrub borders. Although there is no parking conveyed with the property there is unrestricted parking to the front of this terrace which is available on a first come first served basis.



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

**EPC: D**

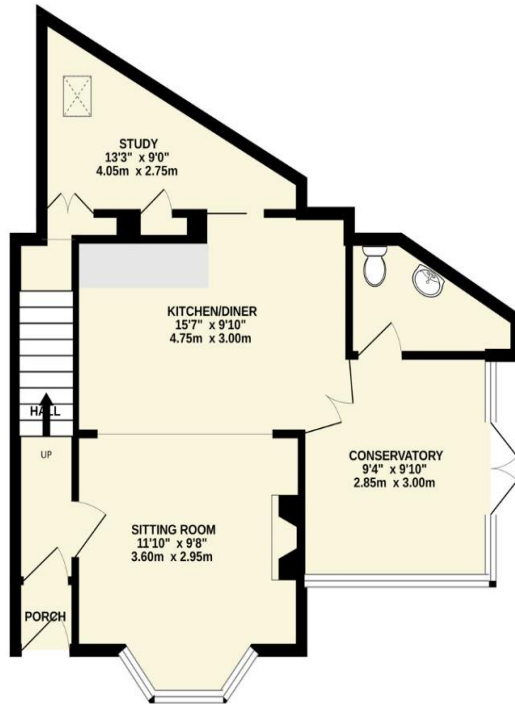
**POSSESSION** Vacant possession on completion.

**REF: DHS02102**

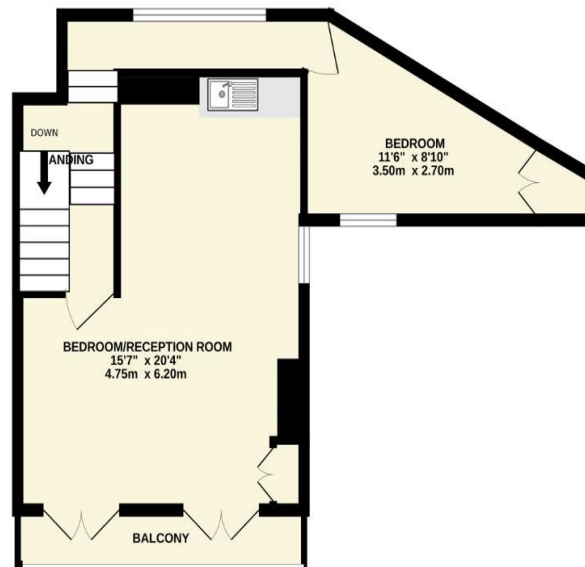
**DIRECTIONS** Turn left at the top of the High Street into All Saints Road, turning immediately left signposted to the hospital. May Terrace will be seen to the end of this road on the left.

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

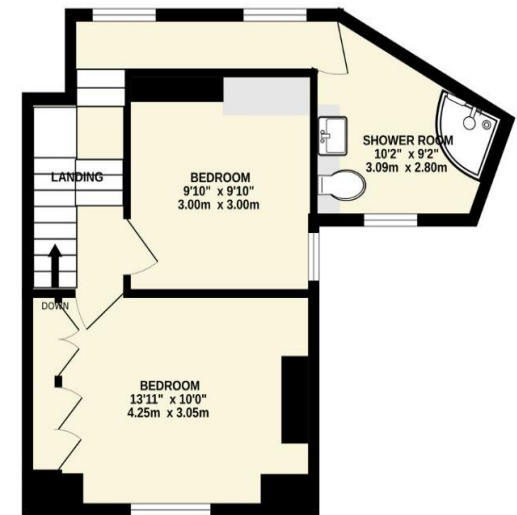
GROUND FLOOR



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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