

HLP

HARRISON  
LAVERS &  
POTBURY'S



3 Byes Lane  
Sidford  
Sidmouth  
EX10 9QX

£425,000 FREEHOLD

**A pre-war, semi-detached house situated in a superb location opposite the Sidford sports fields and with easterly views towards Salcombe Hill.**

Offered for sale with no on-going chain, this pre-war semi-detached house offers much potential to an incoming purchaser to create their perfect home. On entering the property, an entrance hallway has storage and leads to a sitting room with bay window facing the easterly, front aspect with views over the neighbouring sport fields and up to Salcombe Hill. A separate dining room has a garden room extension and the separate kitchen is fitted with a range of modern units having a built-in oven, grill and electric hob. There are further appliance spaces and a WC off.

On the first floor the main bedroom has built-in wardrobes and a bay window enjoying the front aspect with a superb view up to Trow Hill and along Salcombe Hill. The second bedroom is of equal size, with a rear facing aspect looking over the garden, there is a good size third bedroom and lastly a modern shower room fitted with a mains shower.

The house stands on a level plot, with lawn garden, off-road parking and a single garage to the front, whilst to the rear and enjoying a westerly aspect is a good size lawn garden.





The house stands in a desirable location with a fantastic easterly outlook to the front and is within short walking distance of both the amenities at Sidford Cross and the pathways and cycle route through The Byes down to the town centre and seafront.

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

**EPC: D**

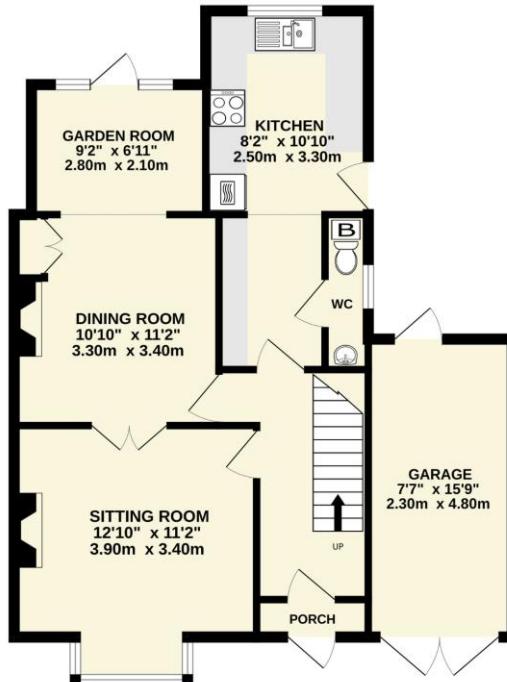
**POSSESSION** Vacant possession on completion.

**REF: DHS02263**

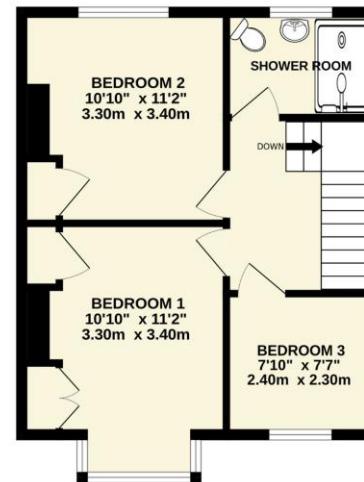
**DIRECTIONS** On entering Sidmouth from Exeter on the A3052, follow Sidford High Street down to the crossroad junction. Follow the road through the centre of Sidford, passing the Spar/post office on the right. Take the next right into Warrens Mead and follow the road past the children's playground on the left, whereupon the house will be seen a short way along on the right.

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

GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 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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**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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