



HLP

HARRISON  
LAVERS &  
POTBURY'S

142 Temple Street  
Sidmouth  
EX10 9BN

£375,000 FREEHOLD

**A charming bay fronted house, offering well presented, character accommodation and having three bedrooms and an attractive garden.**

This property enjoys a westerly aspect and occupies an almost level position within a short stroll of The Byes riverside walk and local amenities along Temple Street. The town centre is within three quarters of a mile and has an excellent range of facilities along with Sidmouth's beautiful esplanade and seafront and the local schools are also within walking distance.

A recessed porch opens into an entrance lobby which in turn leads into the main reception hall which has the stairs rising to the first floor. The original two reception rooms have been knocked into one via an archway, the sitting room enjoying a westerly aspect, having a large bay window and feature fireplace with timber surround.

A good size kitchen/breakfast room opens into the rear garden via French doors and is well fitted with an excellent range of cupboards, drawers and worksurfaces, providing ample storage and having a fitted sink unit. Built-in appliances comprise a double electric oven, gas hob, cooker hood and there is space for a fridge/freezer and dish washer. A useful adjoining utility room offers further storage and sink unit, along with worksurfaces and shelving and adjoining this is a cloaks/WC fitted with a modern white suite.





The first floor landing has an access to the roof space via a sliding ladder. The roof space is of a good size and offers potential for conversion subject to the necessary planning and consents.

The main bedroom faces west with a large bay window and the two further bedrooms have an outlook to the rear aspect with views to Salcombe Hill. A separate family bathroom has a white suite comprising a shaped panelled bath with shower over, pedestal wash basin and WC. The bathroom also features part tiled walls and has a chrome heated towel rail.

Gas fired central heating and uPVC double glazed windows are installed and in more recent years the house has had a new slate roof covering.

The garden is situated to the rear of the house and is beautifully presented, having pedestrian access into Sid Park Road. The garden comprises extensive patio and gravel areas and adjoining well stocked flowerbeds to provide interest throughout the year and there is a central fish pond. A further area of garden provides vegetable beds along with a further patio area and timber garden shed.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available in the area with predicted download speeds of up to 1800 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. At January 2026.

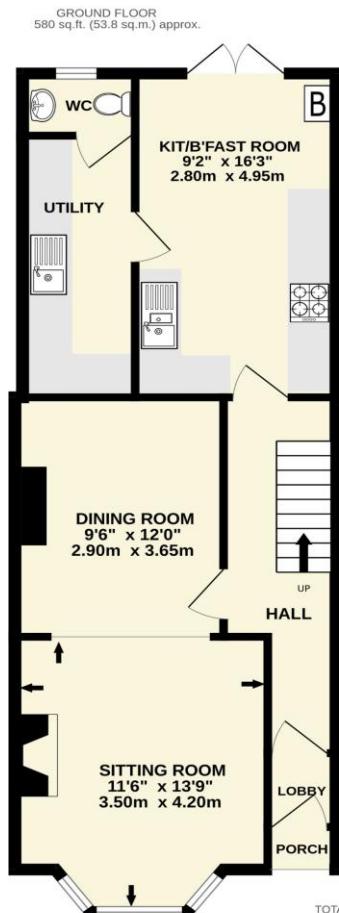
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is D.

**EPC: tba**

**POSSESSION** Vacant possession on completion.

**REF: DHS02627**

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



**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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