



HARRISON  
LAVERS &  
POTBURY'S



# Cream Tea Cottage

38 York Street  
Sidmouth  
EX10 8BY

£350,000 FREEHOLD

**A charming and beautifully presented town centre cottage, currently run as a successful holiday cottage, just a short walk from the seafront.**

Presented in superb order throughout with double glazing and gas central heating, the property is available to buy as seen and with no ongoing chain. The 21' open plan sitting/dining room features a bay window, fireplace, oak flooring and an adjoining cloakroom/WC. A recent extension to the rear provides a superb kitchen/breakfast room with tiled floor, Velux window and patio doors opening into the rear courtyard garden. The kitchen itself is fitted with a good range of units to include a built-in oven, hob and fridge and with space for a washing machine and dishwasher.

On the first floor the landing has two storage cupboards, one housing a wall mounted gas combination boiler. The main bedroom is particularly spacious with two front facing windows, there is a second double bedroom and the bathroom is fitted with a modern white suite, with mains shower over the bath and tiled walls.







To the front of the property is a low maintenance frontage whilst to the rear an enclosed courtyard enjoys a south westerly aspect and has pedestrian rear access from Russell Street.

The property is conveniently located in the heart of the town centre, within short walking distance of all amenities and seafront.

**PARKING** Annual permits and the rental of specific spaces is available directly opposite the property in Mill Street car park. For further information on permits and rental, please contact East Devon District Council.

**OUTGOINGS** We are advised by East Devon District Council that the Business Rates are currently £3,800.

**EPC: D**

**POSSESSION** The property is to be sold with all contents less one or two pictures.

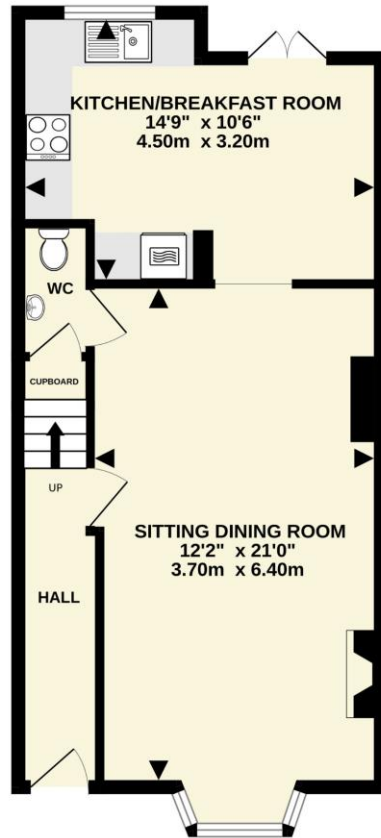
**REF: DHS02078**

**DIRECTIONS** (On foot) From our office on the High Street proceed down the road taking the second left into Mill Street. At the bottom of the road bear right walking past the car park on your left and the property will be seen on the right next to the Swan Inn public house.

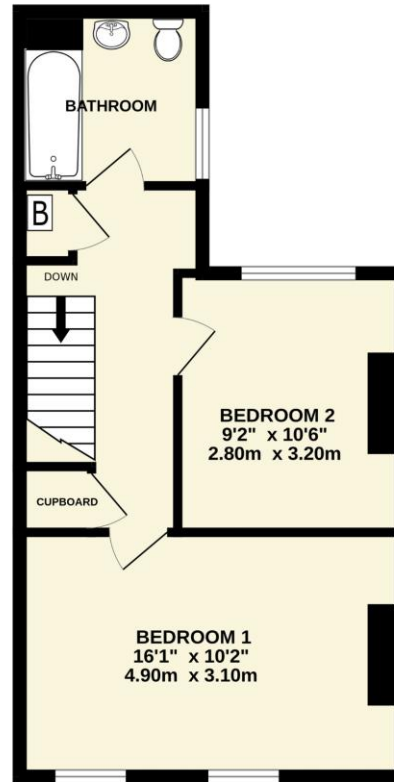
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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.



**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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