



HARRISON
LAVERS &
POTBURY'S

37 Sid Park Road
Sidmouth
EX10 9BR

£340,000 FREEHOLD

Situated within a 'stones throw' of The Byes riverside walk, an attractive and extended house with off road parking and a good size rear garden.

Sid Park Road forms part of a popular and convenient residential area and is approximately three quarters of a mile from Sidmouth's town centre. Within a short stroll there are local shopping facilities and bus services along Temple Street and The Byes riverside walk and cycle track leading to the town centre is accessed at the bottom of Sid Park Road.

Occupying an almost level site the property includes a good size rear garden which enjoys a lovely southerly aspect and adjoining the front of the house is a brick paved driveway providing parking.

In more recent years the house has been the subject of considerable improvement with the original ground floor bathroom being moved to the first floor which has also created a large kitchen/dining room offering plenty of space for a dining table and chairs. The house also been re-rendered.

On entering the house an entrance lobby has the stairs rising to the upper floor and opens into the sitting room which has an outlook to the front aspect and has LVT flooring. Beyond the sitting room is the extended kitchen/dining room which is well fitted with a range of cupboards, drawers and worksurfaces with adjoining breakfast bar, all providing ample storage. Built in appliances comprise an electric oven, hob and cooker hood, a slimline dishwasher and there is space for a washing machine and fridge freezer.





To one end of the kitchen is a part vaulted ceiling with two Velux windows and further storage is available via an understairs cupboard. Glazed double doors open into a uPVC double glazed conservatory which has under floor heating and french doors to the garden.

To the first floor there are two bedrooms and a separate family bathroom which is fully tiled and fitted with a white suite comprising a shaped panel bath with shower over, WC and wash basin.

uPVC double glazed windows and gas fired central heating are installed.

The garden is to the rear of the house and enjoys a southerly aspect, comprising paved and lawn areas with adjoining shrub borders and a good size vegetable patch. A timber garden shed provides further storage and there is a useful rear pedestrian access.

The town centre being within walking distance offers an excellent range of facilities, along with esplanade and seafront. Further shopping facilities can be found within Woolbrook, which along with the local schools is within walking distance.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1800 mbps. Good outdoor and viable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (as at November 2025)

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

EPC: D

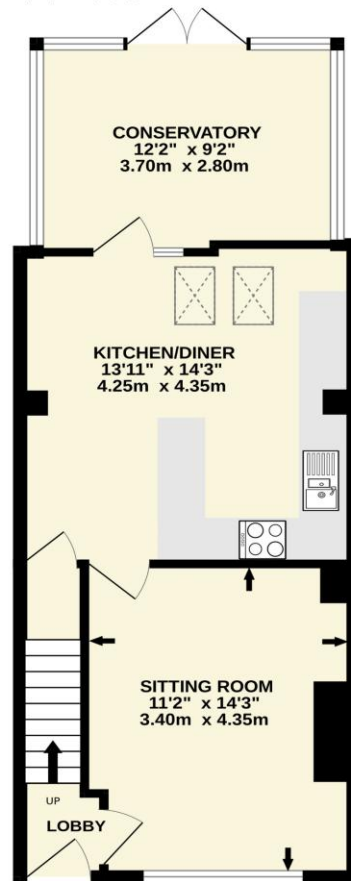
POSSESSION Vacant possession on completion.

REF: DHS02609

VIEWING Strictly by appointment with the agents.



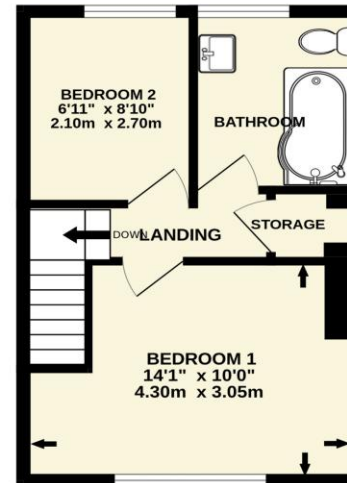
GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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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1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



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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