



HARRISON
LAVERS &
POTBURY'S
HLP

**Nelden
Brewery Lane
Sidmouth
EX10 8UN**

£385,000 FREEHOLD

A beautifully present Victorian house, having two bedrooms plus a spacious loft room, fabulous kitchen and occupying a convenient position close to The Byes and River Sid, just three quarters of a mile from the seafront.

This attractive Victorian house is offered for sale with no ongoing chain, features a superb kitchen, spacious loft room, gas central heating and modern double glazing. In all, the accommodation is around 1,100 square feet, sympathetically modernised to include cast iron, feature fireplaces.

On the ground floor is an open plan sitting/dining room with south facing bay window, oak flooring and log burner. The kitchen/breakfast room is well appointed with modern, quality units and surfaces, with built-in appliances, underfloor heating, patio doors to the rear and a lantern roof window.

On the first floor is a spacious main bedroom with bay window, taking in a pleasant, south facing view across the town to Salcombe Hill. The room has fitted wardrobes, a cast iron feature fireplace and oak flooring. There is a second double bedroom, again with a cast iron feature fireplace, oak flooring and rear facing window. The bathroom is fitted with a white suite to include a separate mains shower.





A staircase rises from the first floor landing to a spacious loft room, with a wide dormer window to the rear and eaves storage.

To the front of the house is a shallow, low maintenance south facing garden. The garden to the rear has also been arranged with ease of maintenance in mind comprising an enclosed and secure patio garden with a large modern timber shed.

Brewery Lane is situated in a convenient position, short walking distance from amenities that include regular bus services, a convenience store/post office, the popular Volunteer Inn, The Byes and River Sid. The town centre and seafront are within three quarters of a mile, offering numerous independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic Coast, boasting a broad range of amenities to include Waitrose, Lidl, a cinema, theatre, indoor swimming pool and a variety of sports clubs to include an eighteen-hole golf course.

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

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

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

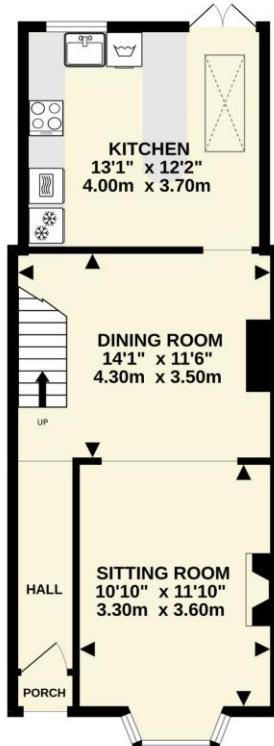
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02618

VIEWING Strictly by appointment with the agents.

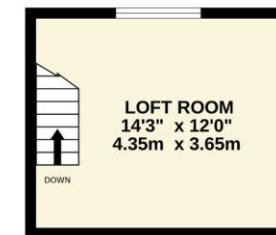
GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. 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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