



KSMALL
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When set
10 am - 6 pm
30 mins
No return
within 30 mins

HLP

HARRISON
LAVERS &
POTBURY'S

53 Temple Street
Sidmouth
EX10 9BQ

£325,000 FREEHOLD

A three storey, bay fronted house with en suite main bedroom, separate reception rooms and garden, in a convenient location close to the town and sea.

Offered for sale with no ongoing chain, the property features gas central heating and uPVC double glazed windows. Once inside, an entranced hallway leads to the sitting room which has an east facing bay window. The hallway is then open plan to a separate and good size living room with an original tile fireplace (untested), storage beneath the stairs and open plan to a kitchen/breakfast room. The breakfast room has a glazed rear door onto the rear path leading to the garden. The kitchen is fitted with a range of units with a gas hob.

On the first floor the main bedroom has an east facing bay window and en suite shower room, there is a second double bedroom with a window/door onto a balcony and a main bathroom with separate shower cubicle, bath, basin with vanity unit, WC and space for a washing machine. On the second floor is a spacious third double bedroom with dual aspect windows to the front and rear. The view to the front extends over neighbouring property to Salcombe Hill beyond. There is useful storage on the half-landing.

Main roof tiles were overhauled/replaced in 2019 (rear) and 2021 (front). The roof over the bathroom was replaced in 2021 and the balcony roof in 2023.





Steps rise from Temple Street to the front door past a low maintenance front garden. To the rear and a short distance from the back door of the property is a private garden arranged across two levels and comprising gravel and patio with a timber garden shed.

The property stands in a convenient position on a regular bus route, in and out of Sidmouth and within short walking distance of The Byes and River Sid and a Spar/post office. The neighbouring Volunteer Pub serves delicious food and the town centre and seafront are just half a mile away. Sidmouth is an unspoilt town on the Jurassic coast providing numerous independent shops, High Street chains, popular restaurants, Waitrose, Lidl, a cinema and theatre.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – as at March 2026

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

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02636

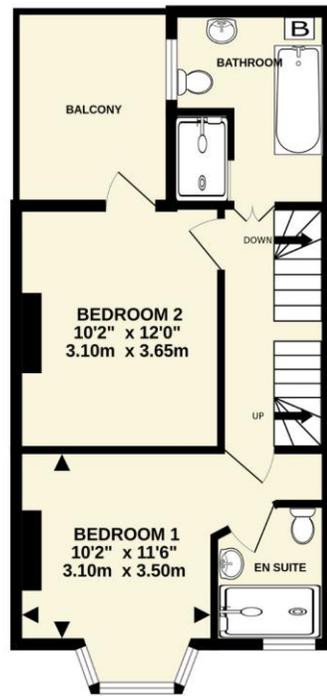
VIEWING Strictly by appointment with the agents.



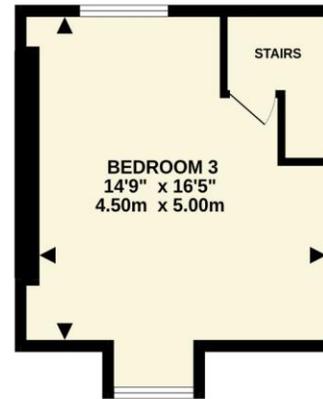
GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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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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