
HLP
HARRISON
LAVERS &
POTBURY'S

10 Lymebourne Avenue
Sidmouth
EX10 9EU

£360,000 FREEHOLD

Superbly presented three bedroom house, enjoying a southerly aspect and conveniently situated within a short stroll of 'The Byes'.

This attractive terraced house offers spacious accommodation and is presented in excellent order with uPVC double glazing and gas central heating being installed (new boiler fitted 2026).

On entering the house an entrance hall has oak flooring along with the stairs rising to the upper floor and opens into a good size sitting/dining room, also having oak flooring. The sitting area enjoys a southerly aspect with a bay window and a fireplace features a wood burning stove. The adjoining dining area has storage cupboards and opens into the kitchen/breakfast room which is well fitted with a range of cupboards, drawers and worksurfaces, all providing ample storage. Built-in appliances comprise an electric oven, hob and cooker hood and there is space for a fridge/freezer, washing machine and slimline dishwasher.

To the first floor there are three bedrooms, the main bedroom being of worthy of particular mention with its south aspect via a large bay window and has built-in wardrobes. A separate family bathroom has attractive tiling and is fitted with a white suite comprising a bath with shower over, WC and wash basin. A built-in linen/boiler cupboard provides further storage.













The majority of the garden is to the rear of the house and is enclosed with a rear pedestrian gate leading into Lymebourne Lane which gives a direct route towards The Byes, a delightful riverside walk and cycle track leading to Sidmouth's town centre. The garden is level with paved and gravel areas along with adjoining raised shrub borders. Adjoining the front of the house is a small paved area with a low wall to the road frontage and a gate and path leading to the front door.

Lymebourne Avenue forms part of a popular and convenient residential area, with local shops and bus services being within a short stroll along Temple Street and at Woolbrook. The Byes riverside walk is within a stones' throw and leads to the town centre where there is an excellent range of shopping facilities along with Sidmouth's beautiful esplanade and seafront. The local schools are also within walking distance and within a short drive is the Waitrose supermarket and The Beacon Medical Health Centre.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted download speeds of up to 1800 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (correct as at September 2026)

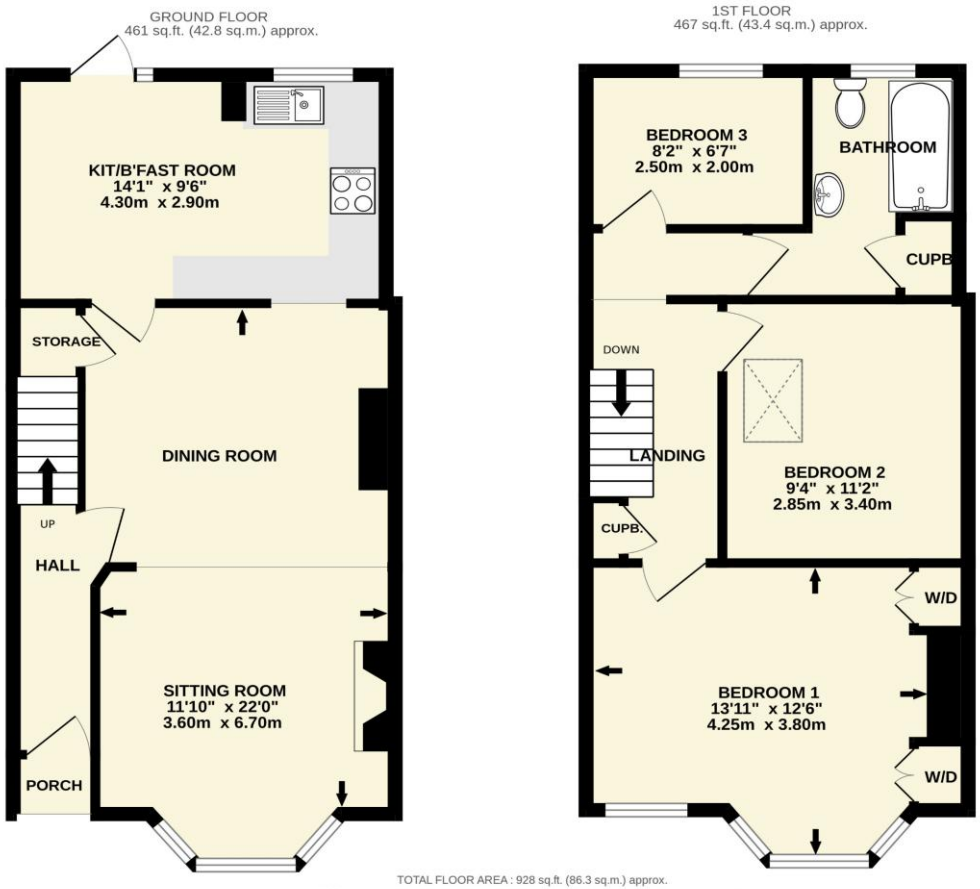
OUTGOINGS We are advised by East Devon District Council that the council tax band is C.

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02606

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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