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FOR SALE
1 SALCOMBE VILLAS
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1 Salcombe Villas
Salcombe Road
Sidmouth
EX10 8PP

Guide Price
£425,000 FREEHOLD

An attractive, pre-war house offering comfortable, two bedroom accommodation with much potential, no chain and in a convenient location just half a mile from the seafront.

The property forms part of three attractive houses, believed to have been designed by the acclaimed local architect, R W Sampson, in a Regency style and to give the appearance of two semi-detached houses. Offered for sale with no ongoing chain, the property in question is the left-hand end of the three and would now benefit from some modernisation and refurbishment.

Once inside, an entrance hallway leads to an open plan, dual aspect sitting dining room featuring a south facing bay window. The separate kitchen has a range of fitted units with space for appliances and a wall-mounted gas combination boiler. Beyond the kitchen is a good size conservatory, with patio doors to the rear garden and a shower room off.

On the first floor are two bedrooms and a bathroom. The main bedroom is particularly spacious (formerly two rooms) with south facing windows to the front aspect. There is a second double bedroom and a bathroom with good storage.













To the front of the house is a low maintenance garden with flowerbeds and enjoying a south facing aspect. A glazed door from the dining room accesses a small enclosed courtyard and to the rear is an enclosed lawn garden with borders. A gate opens onto a shared pathway, returning to Salcombe Road. An additional piece of garden lies beyond, gravelled with a garden shed and apple tree.

The house occupies a convenient and sought after location within a Conservation Area on the edge of the town centre. As such an excellent range of independent shops, High Street chains and popular restaurants are within walking distance, the seafront being only half a mile away. Sidmouth is an unspoilt town on the Jurassic Coast with a broad range of amenities to include Waitrose, Lidl, a cinema, theatre, indoor swimming pool and regular bus services to the surrounding area.

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 1000 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 D.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02620

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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