

LOT
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Riverside, 9 Bridge Street, Sidbury, Sidmouth, Devon EX10 0RU

*GUIDE PRICE £300,000+



A two bedroom semi detached character cottage in the highly sought after village of Sidbury, requiring modernisation and having the benefit of extensive private gardens and a range of two storey barns.

LOCATION

The highly sought after village of Sidbury is situated in the picturesque Sid Valley and boasts a primary school, public house, Church, village hall and a shop catering for day to day requirements with further comprehensive facilities and amenities available at the seaside town of Sidmouth circa 3 miles.

DESCRIPTION

A superbly located two bedroom semi-detached cottage requiring modernisation, nestling on the banks of the River Sid, in the highly sought after village of Sidbury. The cottage enjoys a plot size of circa 0.155 hectares/0.38 acres, with three separate garden areas and a range of two storey barns/garaging requiring repair with the potential for conversion, subject to any requisite consents, upon which interested parties must make and rely of their own planning enquiries of East Devon District Council planning department.

ACCOMMODATION

Ground Floor Storm porch, sitting room, dining room, kitchen with larder off.

First Floor Landing, bedroom one overlooking the river, inner hallway to bedroom two, linen store and bathroom.

Outside The gardens are a particular feature of the property with a lawned garden to the front elevation, bordering the River Sid and giving access to the barns and garaging, an enclosed courtyard style garden to the rear with raised decking and a sizeable secret riverside garden accessed through the barns.

EPC

Energy Efficiency Rating – F

AUCTION VALUER

Wendy Alexander

NOTE

The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved. Measurements have been taken using the Promap Mapping facility, interested parties must make and rely upon their own measurements.

VIEWING

Strictly by appointment only with Fulfords Sidmouth 01395 578126. General enquiries Countrywide Property Auctions 01395 275691.

