



53 Temple Street
Sidmouth, Devon. EX10 9BQ

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A well-proportioned Edwardian townhouse with characterful accommodation, within half a mile of the town

Guide Price £335,000

THE PROPERTY

53 Temple Street is a particularly handsome mid-terrace residence which is located in a convenient position within a fairly level, half a mile walk of the High Street. There is also access to The Byes about 200 yards away, which offers a picturesque route to the town through its beautiful parkland and footpath which meanders alongside the River Sid.

The property itself was built circa 1901 and is a classic example of an Edwardian townhouse with its double height bay and cream coloured brick quoins. It is of traditional construction with brick and rendered elevations under a principally slated roof (which has been re-roofed in the past 5 years) and benefits from uPVC double glazed windows and mains gas central heating. The accommodation is well-proportioned and retains a wealth of character with features including a number a period fireplaces, picture rails, stripped pine floors and high ceilings. It has been the subject of a programme of refurbishment in more recent years and we understand that the electrics and plumbing have been upgraded, as well as the refitment of the main bathroom and en-suite shower room, and a new roof to the breakfast room.

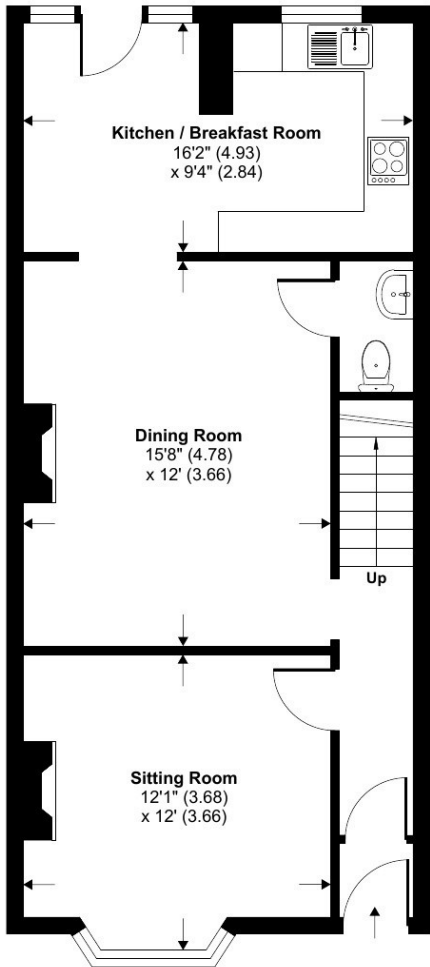
53 Temple Street benefits from two spacious reception rooms and also a breakfast room which was added by the current owner. This opens into the kitchen which is fitted with pine-fronted units under bamboo worktops and has a larder/ refrigerator cupboard. To the first floor there is a superb principal bedroom with a bay window with views to Salcombe Hill and an en-suite shower room. The second bedroom is another delightful room which has a door giving access to a balcony. To the second floor is a third double bedroom which has a double aspect and eaves storage.

OUTSIDE

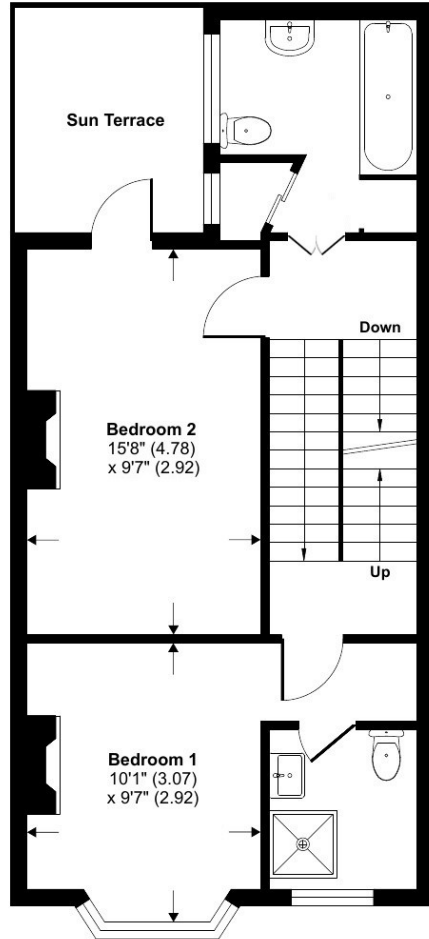
To the rear of the property, and accessed via a shared walkway, is a small area of garden with a timber garden shed.







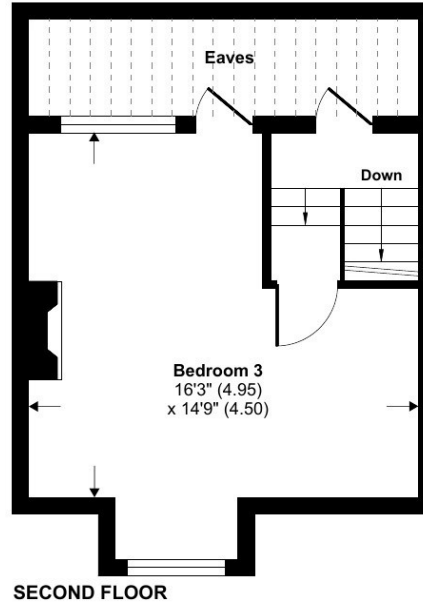
GROUND FLOOR



FIRST FLOOR

Approximate Area = 1322 sq ft / 122.8 sq m
 Limited Use Area(s) = 89 sq ft / 8.2 sq m
 Total = 1411 sq ft / 131 sq m
 For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

This floor plan was constructed using measurements provided to ©nktchecom 2023 by a third party. Produced for Humberts. REF: 1076240

SITUATION

Sidmouth is East Devon's premier coastal resort and has a long esplanade with wide pebbled and sand (at low tide) beaches, and is situated on the World Heritage Jurassic Coast. There are some beautiful walks along this stretch of coastline over the myriad of Public Footpaths, which include the South West Peninsular Coastal Path which runs along the whole of the Devon coastline. The town itself has many beautiful parks and a shopping centre with a great variety of independent shops and boutiques, as well as the usual multiples. There is also an out of town Waitrose store, schooling, cinema, theatre and range of sporting facilities including tennis court, croquet lawn, indoor swimming pool, golf club and a cricket pitch overlooking the sea.

SERVICES

Mains water, electricity and drainage.
 Mains gas-fired central heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.

ENERGY PERFORMANCE CERTIFICATE

Rating: F.

DIRECTIONS

53 Temple Street can be found between Ascerton Road and Peaslands Road and sits opposite The Volunteer Public House. The property does not have allocated parking so we would suggest for viewings to park outside of the property on Temple Street (if there are available spaces), or on Peaslands Road.

what3words: monkey.added.breath

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