



25 Western Court
Sidmouth
EX10 8QS

£299,950 LEASEHOLD

A good size purpose built, first floor flat with lift access, presented in excellent order throughout and situated in the heart of the town centre, close to the sea.

Offered for sale with no ongoing chain and presented in good, modern order throughout, with gas central heating and double glazing. On entering the flat the entrance hallway has excellent storage, including an airing cupboard housing a wall mounted gas combination boiler. A spacious sitting/dining room enjoys a south easterly aspect with sliding doors opening on to a balcony. The separate kitchen/breakfast room is again of a good size, has two windows to the south easterly aspect and is fitted with a range of units, with modern built-in oven and gas hob and space for a fridge/freezer and washing machine.

There are two good size double bedrooms - bedroom two having built in wardrobes. A modern shower room has a stylish, contemporary finish adjacent to which is a separate WC.

There is a well-kept communal garden at the entrance to the building and on the south easterly elevation, a courtyard style area with seating. The property benefits from a secure underground parking space numbered 25. The parking area can be accessed via stairs leading down from the communal entrance hall.





Western Court is situated within a Conservation Area in the heart of the town centre and as such is a short walk from all amenities and a little over one hundred yards from the seafront. Sidmouth is a popular and unspoilt coastal town offering an excellent range of independent shops and High Street chains, Waitrose, Lidl, a cinema, theatre, modern health centre, cottage hospital, indoor swimming pool and sports clubs to include rugby, sailing and an eighteen hole golf course

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 23.08.2001. The freehold is shared equally between the flats and the building is governed by a resident's management company who employ a professional managing agent namely Harrison Lavers & Potburys (Hillsdon Management). We are advised that Assured Shorthold tenancies and holiday letting are permitted and that pets should be declared in advance of purchase.

SERVICE CHARGE £170.00 a month. Service charges are liable to change so we advise checking the position with your legal representative prior to purchase

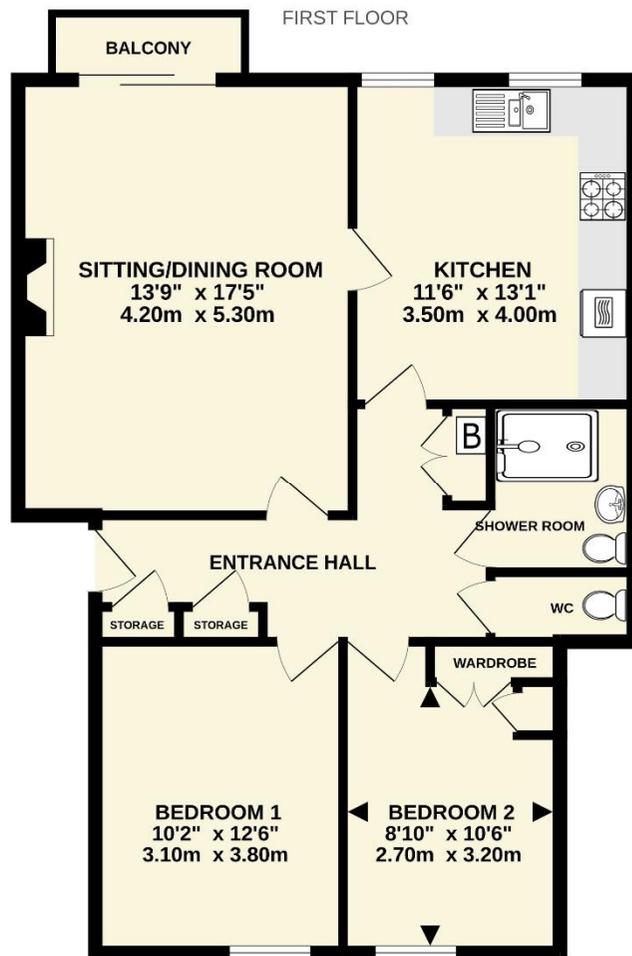
OUTGOINGS We are advised by East Devon District Council that the council tax band is **D**.

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02319





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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DIRECTIONS It is advise that is arriving by car visitors park in one of the town centres pay and display carparks and then walk to the property. From the bus stops at The Triangle next to the putting green next to Kennaway House, take the pavement past Barton Court heading towards Station Road. A signposted pathway for Western Court will be seen on the left which leads to the communal entrance for number 25.

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 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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