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Flat 1, Libra House  
Fore Street  
Sidmouth  
EX10 8AJ

£240,000 LEASEHOLD

**Ideal holiday let – Beautifully presented and within a stone’s throw of the esplanade and seafront.**

The property comprises a superbly presented first floor, two bedroom flat which is currently being used as a successful holiday let, although could also be a comfortable home.

Situated in the heart of the town centre, the flat is within a short stroll of the town’s amenities along with the esplanade and seafront and within the last eighteen months has been the subject of considerable expenditure and improvement which has all been overseen by the local authorities building control. We understand that the flat has also been insulated and sound proofed.

Enjoying a westerly aspect, the flat is neutrally decorated throughout and features gas fired central heating.

Part of the refurbishment has included a beautifully fitted kitchen and shower room. The kitchen having a range of storage units along with colour co-ordinated worksurfaces and integrated appliances comprising an oven, hob, cooker hood, washing machine, fridge and slimline dish washer. The shower room has attractive contemporary tiling and is fitted with a modern white suite.





There are two double bedrooms, both having feature fireplaces and the sitting room enjoys an outlook towards the market place and also has a feature fireplace.

The flat is accessed from Libra Court via a shared entrance and staircase and features an entry phone security system.

The current owners are continuing to take bookings on a holiday let basis and therefore should a purchaser wish to continue, the contents and furniture could be available by separate negotiation.

**TENURE** We are advised that the flat is Leasehold, held on a 999 years lease commencing April 2022. Both long term and holiday lets are permitted.

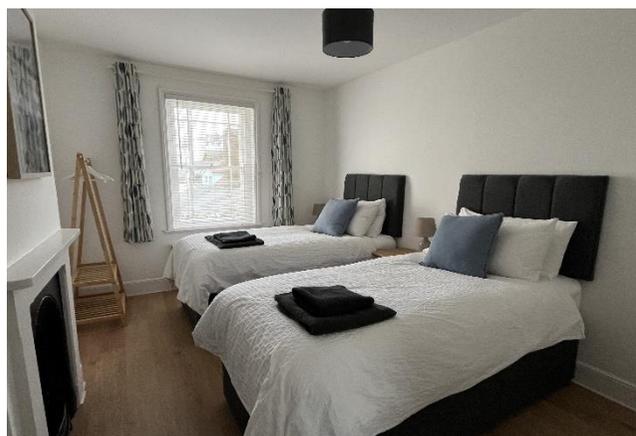
**MAINTENANCE** Libra House is made up of a commercial shop at ground floor level along with this flat and a second floor maisonette above. There is a maintenance split, Flat 1 pays 32% of maintenance and insurance for the building. As and when maintenance is required, the freeholder co-ordinates the works and invoices the leaseholders.

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

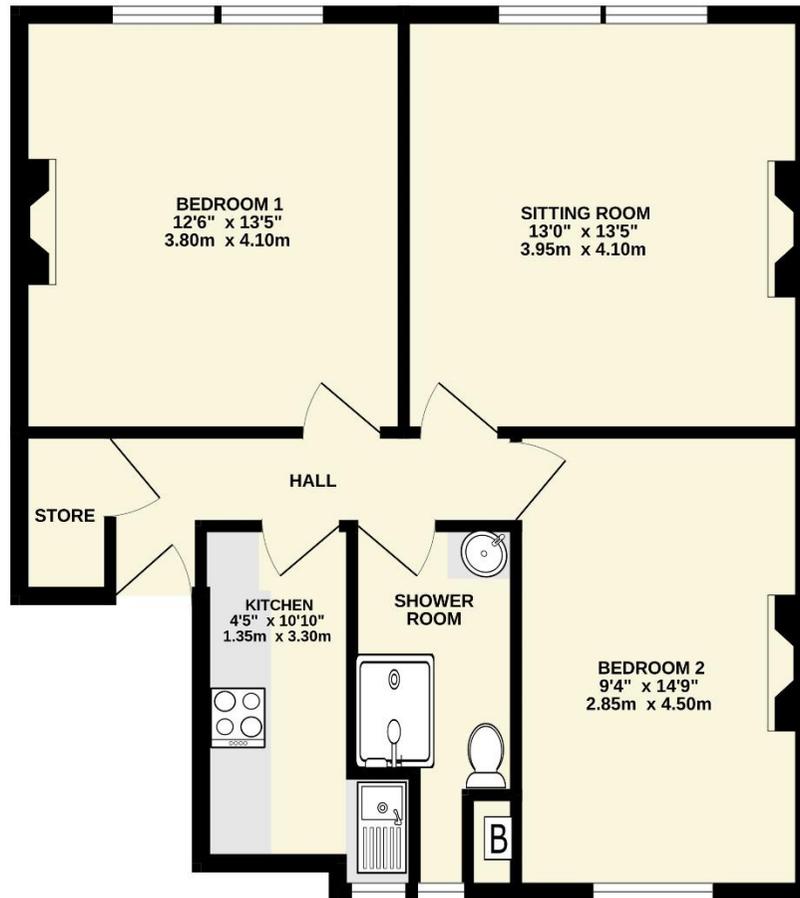
**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02314**



FIRST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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** From our High Street office proceed down the High Street baring left into Fore Street and continuing towards the sea front. Libra House will be found towards the end of this road on the left opposite New Street.

**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.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

