



HARRISON
LAVERS &
POTBURY'S

15 Cottington Court
Sidmouth
EX10 8HD

£395,000 LEASEHOLD

A spacious top floor flat presented in good decorative order, with a commanding south facing sea view and well appointed kitchen, shower room and en suite.

Offered for sale with no ongoing chain, this top floor flat with lift access is presented in good decorative order throughout, with uPVC double glazing and electric heating. The entrance hallway has built in storage and the particularly spacious sitting/dining room has a fabulous south facing sea view. From the balcony there is a 180° view from Salcombe Hill in the east to Peak Hill in the west. The separate kitchen has a comprehensive range of modern units with built in appliances comprising twin larder fridges, separate freezers, dishwasher, washing machine, oven, microwave and an induction hob.

The main bedroom enjoys the south facing sea view, has a range of built in wardrobes and an en suite WC. The second bedroom also has built in wardrobes and the well appointed shower room has a mains shower.

Cottington Court occupies a site of approximately two acres and features a large, well kept communal garden, enjoying a south facing aspect with a mature tree lined boundary. There is pedestrian access onto Cotmaton Road and the main driveway entrance, accessed off Cottington Mead, leads to residents and visitor parking and garaging where a single garage with power and light belongs to the property. The garage is numbered 6 and measures 2.6m x 4.9m (8'5 x 16'1).





Cottington Court is situated in a convenient position only half a mile from the seafront and town centre. As such, the property is within easy reach of all town centre amenities that include numerous independent shops and High Street chains, regular bus services, a cinema, theatre and well supported sports clubs including rugby and cricket. In addition, Sidmouth has a modern health centre, cottage hospital, Waitrose, Lidl and an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 28.07.1959. The freehold interest is shared equally between the properties and held within a resident's management company. The residents employ a professional managing agent, namely Harrison Lavers & Potbury's/Hillsdon Management, to run the 'day to day' affairs of the development.

SERVICE CHARGE The current half yearly service charge is £1,192.80 from 01.01.24 to 30.06.24. The property is liable for a 1/8 share of a metered water charge. Service charge payments can be liable to alteration and you should, therefore, check the position before making a commitment to purchase.

AGENTS NOTE We understand that pets and holiday letting are not permitted although long term letting would be considered with the prior approval of the managing agents.

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

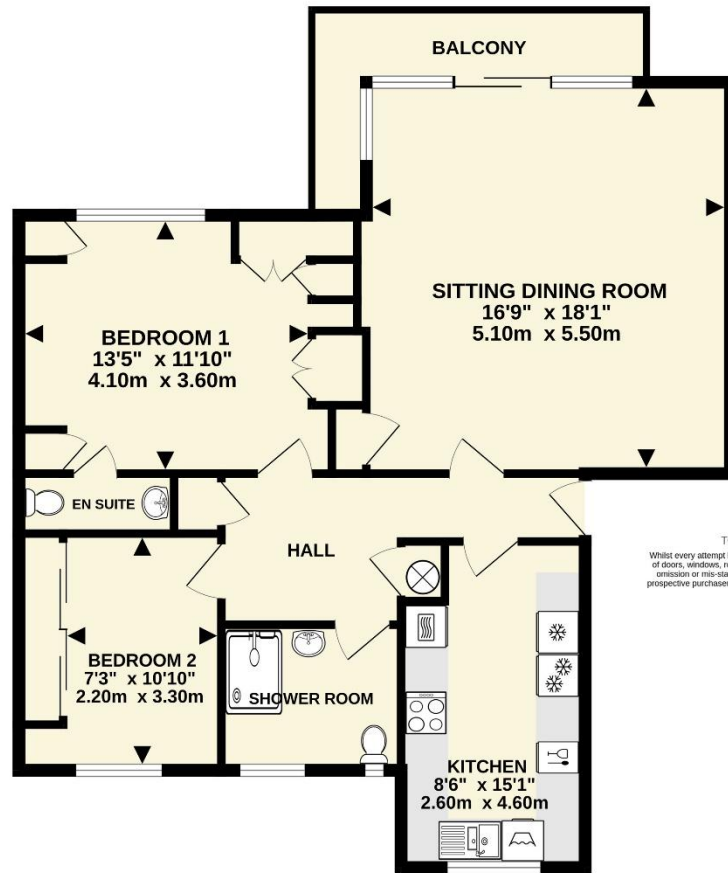
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POSSESSION Vacant possession on completion.

REF: DHS02308



TOP FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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 the top of the High Street, take All Saints Road to the mini roundabout by The Woodlands Hotel. Take the first exit left, then immediately right into Cotmaton Road. Follow the road taking the second right into Cottington Mead where the entrance to the development will be found on the right.

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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