



Shepherd's Huts at Brooklyn



Shepherds Huts at

, Sidmouth, Devon, EX10 0NA

Sidmouth Sea Front 2.4 miles, Exeter Centre 13 miles

Two fantastic shepherds huts in an accessible location on the edge of Sidmouth in over 1/4 acre

- Two Shepherds Huts
- Edge of Sidmouth location
- In all about 0.27 acres (0.11 ha)
- Fixtures including
- Freehold
- No council tax

Offers In Excess Of £200,000

SITUATION

Positioned on the northern edge of Sidmouth at Stowford the land has close access on to the A3052 at Kings Garden Nursery.

The Regency town of Sidmouth, noted for its long esplanade, beaches and public garden, has a range of independent shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis and croquet clubs, and a popular golf course. Sidmouth is within the East Devon National Landscape and is on the spectacular Jurassic Coast, a designated World Heritage Site renowned for its geological interest and dramatic cliffs and beaches.

The Cathedral City of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.



DESCRIPTION

Two recently built shepherds' huts, Fox Lodge and Hawthorn, sit under classic curved corrugated metal roofs and are finished to a high standard with timber cladding inside and out.

Both come fully equipped, featuring a double or king-size bed, fitted kitchen with two-ring electric hob, fridge, microwave, coffee maker, kettle and sink. Each includes stylish lighting, a timber wardrobe, and a separate shower room. The huts have only been in use for the past 12 months and have already welcomed a healthy number of bookings. The Shepherds Huts have planning use for 12 month occupancy.

Privately positioned behind tall hedging and timber fencing, each hut is accessed via a gravel path leading to external steps.

In total, the land extends to approximately 0.27 acres (0.11 ha).

SERVICES

Electric and water is on sites. Private drainage via recently installed treatment plant. New connections will be required with 12 months. Broadband not currently connected, estimated up to 48Mbps available, mobile single likely outdoors on EE, Three, O2 and Vodafone (Ofcom).

DIRECTIONS

From Kings Garden centre head west on the A3052 for about 100 meters and the access is on your right.

What3Words ///silks.crunch.really

RATES

There is no council tax for the site and is not currently rated for business rates.

ACCESS

The access to the site is currently past the vendors house, however the consent Ref 20_2710_FUL 10th March 2022, allows access on to a lane, which in turn goes onto the A3052, this would need to be installed by the purchasers within 12 months of completion.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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