



DEVON AIR AMBULANCE TRUST



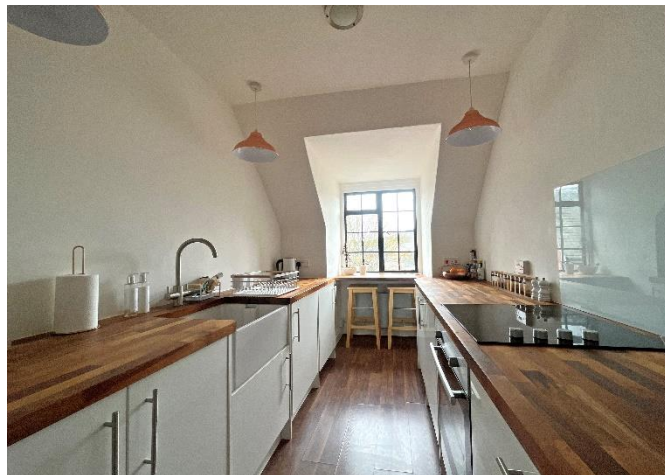
4a Grosvenor Mansions  
Church Street  
Sidmouth  
EX10 8NB

£195,000 LEASEHOLD

**A well presented and individual second floor flat within a striking 1920's building and situated in the heart of the town centre close to the seafront.**

The property is approached via a shared hallway with a period oak staircase rising to the second floor. Once inside the property there is a good size entrance hall leading through to a dining/study area. The kitchen has a rear facing window with views over the town centre to Salcombe Hill and is fitted with a range of modern units with hardwood worksurfaces to include a breakfast bar. Integrated appliances include fridge, freezer and washing machine and there is a fitted electric oven and hob. An airing cupboard houses the hot water cylinder. The sitting room has a south westerly aspect overlooking Church Street and there are three useful storage cupboards.

The main bedroom again has the south westerly aspect with a view to the former chapel and a sea glimpse beyond. There is a fitted en suite shower room with mains shower, WC and wash basin. The second bedroom has the rear facing aspect over the town centre and across to Salcombe Hill. The main bathroom is fitted with a white suite, with an electric shower over the bath, basin and WC.







The property has electric heating to include two modern Dimplex Quantum night storage heaters and all windows are double glazed.

At first floor level is a shared roof terrace for the use of all residents. Stairs descend to the rear of the building and to pedestrian access via Ebdon's Court.

Grosvenor Mansions occupies both an attractive and convenient location within a conservation area and short walking distance of the seafront. All town centre amenities are close to hand as are regular bus services to the surrounding area. Sidmouth boasts an excellent range of amenities including numerous independent shops and High Street chains, popular cafes, a Regency Esplanade, beautiful public gardens, a theatre, cinema and Waitrose.

**TENURE** Leasehold. We have been advised the term is 125 years from December 1983, although, an extension is in progress.

**SERVICE CHARGE** £132.90 a month (correct at September 2024). £25 a year ground rent. Service charges are liable to change and the exact position should be verified by your legal representative prior to a commitment to purchase.

**AGENTS NOTE** We are advised that pets require consent and that long letting is permitted but not holiday letting.

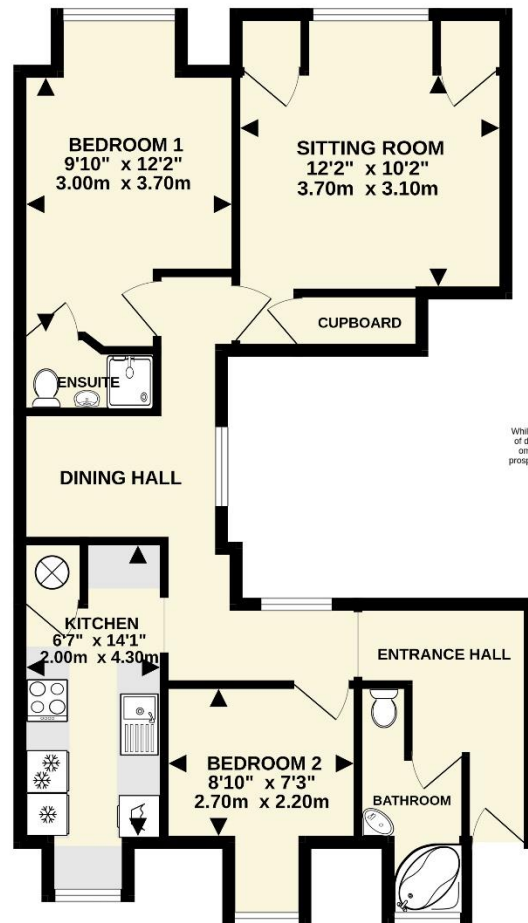
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is C.

**EPC: D**

**POSSESSION** Vacant possession on completion.



SECOND FLOOR



REF: DHS02168

**DIRECTIONS** (On foot) From Market Square and Fields department store, follow Church Street towards the museum. Just before the church steps on the right, take the gated pathway to the left of Someday, Something Tea Room.

**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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