



HARRISON  
LAVERS &  
POTBURY'S

40 York Street  
Sidmouth,  
EX10 8BY

£275,000 FREEHOLD

**A town centre, corner terrace house for reorganising and modernisation. Level, walking distance to the sea.**

This two-storey house was converted some thirty years ago into two, one-bedroom flats. In the absence of leases, we strongly advise anyone requiring mortgage finance seek advice prior to viewing in order to avoid disappointment.

The ground floor comprises a sitting room with a bay window to the front aspect, a kitchen fitted with a good range of units and a utility room off. There is a double bedroom with built-in wardrobes and a bathroom fitted with a white suite. A gas combination boiler provides central heating and hot water and there are double glazed windows.

The first floor has a spacious sitting/dining room with two windows to the front aspect and a staircase leading to an attic room with eaves storage. Returning to the first floor landing, an inner hallway leads to the kitchen which is fitted with a good range of units and an electric oven (the hob has been disconnected as is condemned). There is a double bedroom with built-in wardrobes and a separate shower room. A gas boiler provides central heating and hot water and the windows are double glazed.





A utility room on the ground floor leads to a small rear yard which has pedestrian access from Russell Street. To the front a low wall and gate encloses a shallow area of garden with a raised flowerbed.

**AGENTS NOTE** The property has a flying freehold in as much as part of the neighbour's house on Russell Street 'flies over' the utility room of this property.

York Street is in the heart of the town centre within level walking distance of all amenities and the seafront. Parking permits are available for nearby car parks, whilst a private parking space can be rented from the local authority in the car park opposite the property.

**OUTGOINGS** We are advised by East Devon District Council that the council tax bands are:  
**Ground Floor Flat.** Band B.  
**First Floor Flat.** Band B.

**SERVICES** Mains gas – separately metered.  
Mains electricity - shared supply.  
Mains water and sewage – shared supply.

**EPC: Ground Floor Flat. D. First Floor Flat. D**

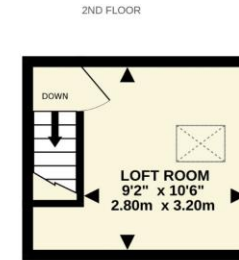
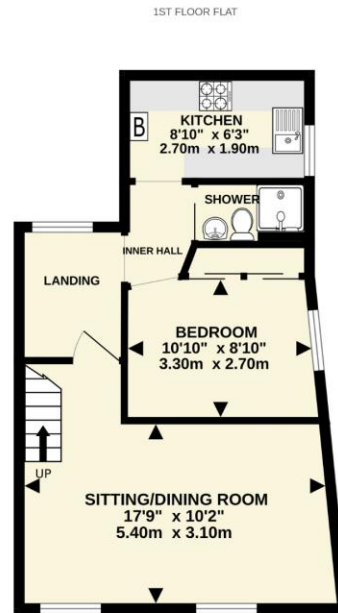
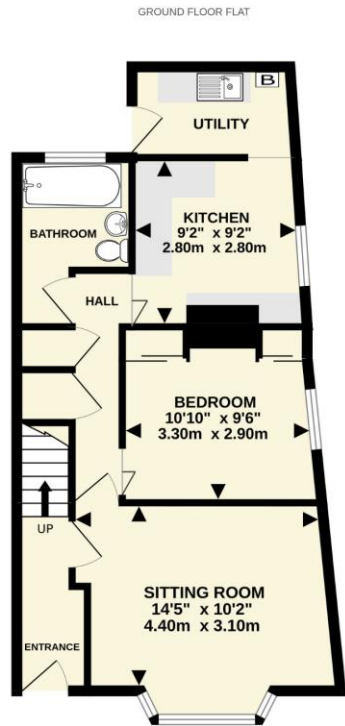
**POSSESSION** Vacant possession on completion.

**REF: DHS01902**

**DIRECTIONS** From our office on the High Street proceed down the road taking the second left into Mill Street. At the bottom of the road turn right and the house will be found on the corner of York Street and Russell Street.

**VIEWING** Strictly by appointment with the agents.





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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**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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