



HARRISON  
LAVERS &  
POTBURY'S

17 The Laurels  
Brewery lane  
Sidmouth  
EX10 8UX

£325,000 LEASEHOLD

**Set in a beautiful, secluded parkland setting, a well presented three bedroom apartment with balcony and garage.**

The Laurels is an attractive purpose-built development, constructed in the 1990's and is set in a beautiful parkland setting. The communal grounds are well tended, with large sweeps of lawn and well stocked shrub borders and in addition to each flat having its own garage, there is also a visitors parking area.

Apartment 17 is situated on the first floor to the south-east end of the development and is accessed via a communal entrance which has a security entrance system.

The accommodation is wrapped around a good size entrance hall. The sitting room enjoys a lovely dual aspect with sliding patio doors leading to a **balcony** which has a lovely outlook into the grounds and is large enough to accommodate a table and chairs. The kitchen is well fitted, offering storage cupboards, worksurfaces and tiled splashbacks with integrated 'Miele' appliances comprising electric oven, induction hob, cooker hood, fridge/freezer and washer/dryer. The kitchen also houses a small fold-down table.

There are three bedrooms, all having wardrobes, the master having an en-suite shower room fitted with a modern white suite. In addition to the shower room there is a separate bathroom comprising panelled bath, pedestal wash basin and WC.





The accommodation is flexible, with bedroom two currently being used as a dining room and bedroom three being used as a study.

The apartment is well presented and features uPVC double glazed windows and electric heating.

The garage is in a communal block and has an up and over door, as well as light and power and there is also an allocated bin store.

The Laurels occupies a slightly elevated position within a popular and convenient residential area. The town centre and seafront are within half a mile and offers an excellent range of facilities and services.

Although the main entrance to The Laurels is situated in Brewery Lane, there is a pedestrian access from the development into Elysian Fields which is a more direct route to the town.

**TENURE** Leasehold. Held on a term of 999 years from 2011.

**SERVICE CHARGE** £145 per calendar month (TBC). Service charges are liable to change so we advise checking the position with your legal representative prior to purchase.

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

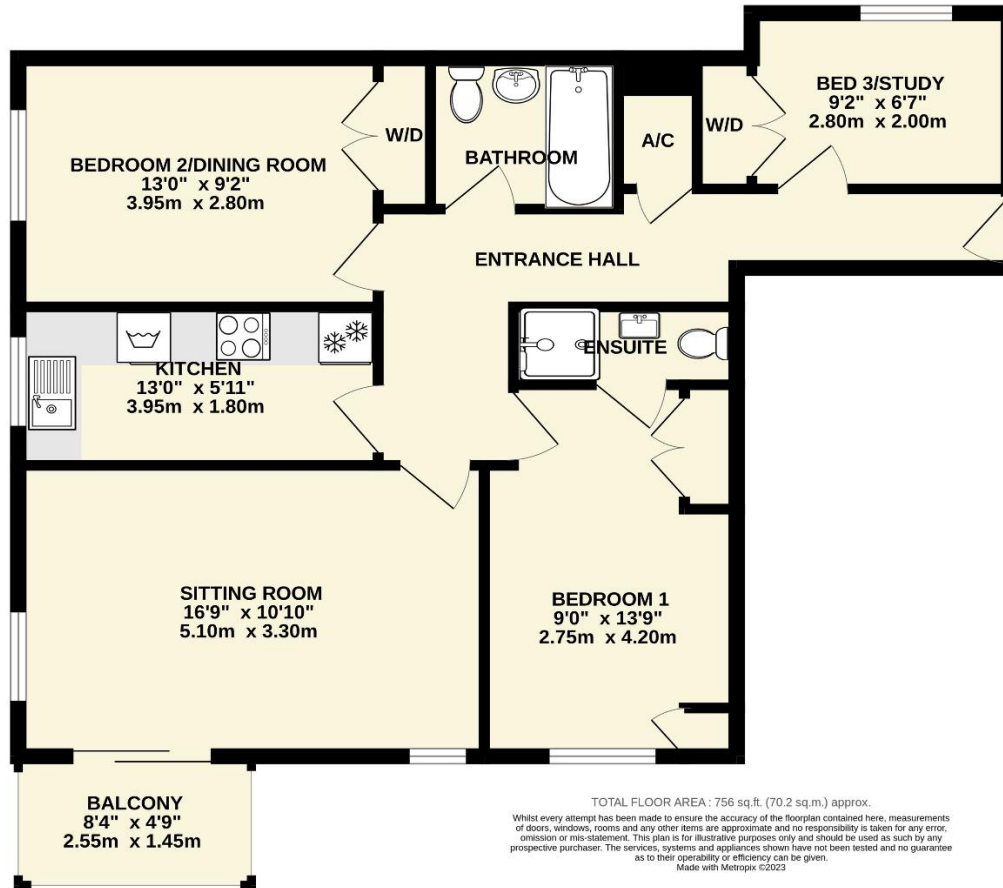
**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02199**



FIRST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



**DIRECTIONS** Heading away from the town centre pass the Radway Cinema on the left and continue for approximately a quarter of a mile passing Elysian Fields on the left. Take the next left which is Brewery Lane and the entrance to The Laurels is towards the top of this road on the left.

**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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