



HARRISON  
LAVERS &  
POTBURY'S



# 22 Cottington Court Sidmouth EX10 8HD

## £325,000 LEASEHOLD

**A spacious second floor purpose built flat situated in a desirable and convenient location and with stunning south easterly views to the sea.**

Offered for sale with no ongoing chain, the property has electric heating and double glazing and the benefit of lift access. On entering the property, the entrance hallway has good storage with both an airing cupboard and cloaks cupboard. A particularly spacious sitting/dining room has sliding doors opening onto the balcony where there are simply stunning views over the town and in a south easterly direction to the sea. The separate kitchen is fitted with a good range of cupboards to include a built in oven, grill and electric hob and with space for a washing machine, tumble dryer, fridge/freezer and dishwasher.

The main bedroom again benefits from the south easterly views to the sea and has a built in wardrobe. There is a second double bedroom, again with built in wardrobe, the shower room is fitted with a white suite, having a mains shower and there is also a separate WC.

The Cottington Court development occupies an attractive site in excess of two acres with impressive and very well kept communal gardens, enjoying a south facing aspect, with a mature tree lined boundary and pedestrian access onto Cotmaton Road. The main driveway entrance on Cottington Mead leads to residents and visitor parking.







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, beautiful public gardens, a cinema, theatre and sports clubs including cricket and rugby. In addition, Sidmouth has a modern health centre, cottage hospital, Waitrose and Lidl.

**TENURE** We are advised that the property is Leasehold. We understand there is a term of 999 years from 13.06.1961. The freehold interest is shared equally between the properties and held within a resident's management company. The residents employ a managing agent to run the day to day affairs of the development.

**SERVICE CHARGE** The current half yearly service charge is £1,192.80 (correct at January 2025). A 1/8th share of the blocks water charge is also payable. Service charge payments can be liable to alteration, 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.

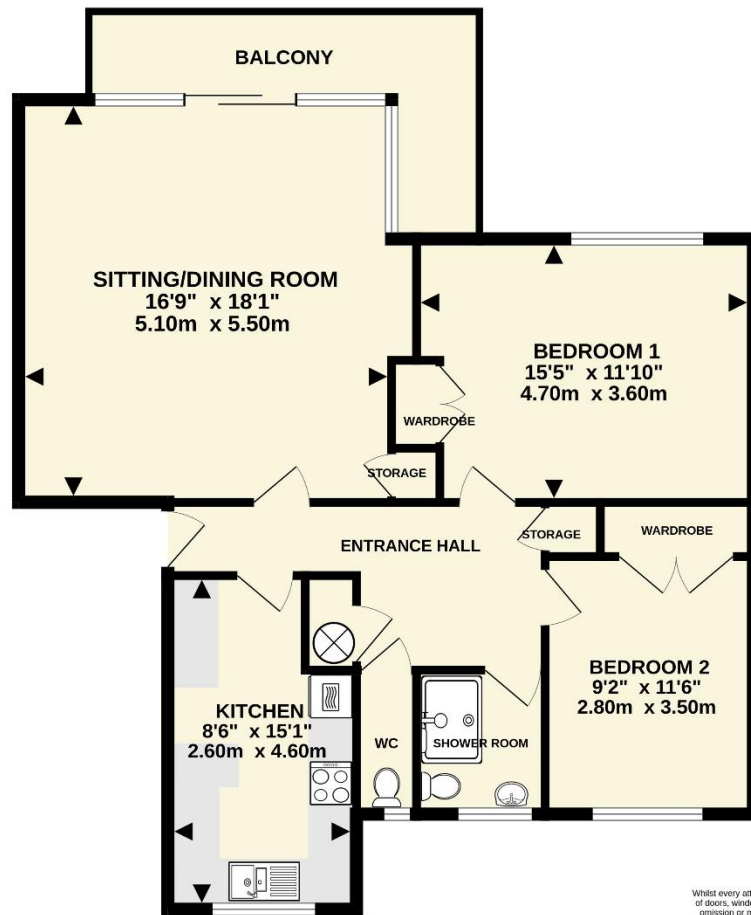
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02246**



SECOND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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.

**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.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

