



HARRISON
LAVERS &
POTBURY'S

5 The Redlands
Manor Road
Sidmouth
EX10 8RT

£465,000 LEASEHOLD

A purpose built, top floor flat with lift access presented in excellent order throughout and in a desirable location, close to the town centre and seafront.

This top floor flat was refurbished by the present owners in 2021, to include new carpets, re-decoration, new kitchen appliances, a new boiler and radiators. On entering the property, a spacious hallway has good storage and leads to a south facing sitting/dining room with a covered balcony overlooking the communal grounds. The kitchen/breakfast room has a pleasant view to the rear aspect and is fitted with an excellent range of face-lifted units with built in appliances to include a fridge/freezer, oven, grill and gas hob. There is a concealed wall mounted gas boiler and space for a washing machine.

The main bedroom enjoys a south facing aspect through the balcony, has built-in wardrobes with a dressing table and an en-suite shower room. The second bedroom is of a good size, with a rear facing aspect and a third double bedroom can easily be used as a separate dining room. The main shower room is well appointed with a mains shower, has built-in storage cupboards and an airing cupboard.

The Redlands enjoys beautifully kept communal gardens and grounds, laid mainly to lawn with dense beds and borders and enjoying a predominantly south facing aspect. The driveway leads to the rear of the development, where there is visitor parking, a recycling area and the garage block.





The property owns a single garage which is the fifth from the left in the block. It should be noted there is no additional parking – the owner's vehicle must be kept garaged.

The Redlands is located at the seafront end of Manor Road within walking distance of Connaught Gardens, Jacobs Ladder and western beach. The town centre is around half a mile away and offers an excellent range of amenities to include numerous independent shops and High Street chains, a cinema, theatre, regular bus services to the surrounding area, indoor swimming pool, Regency Esplanade and sports clubs to include cricket and rugby.

SERVICE CHARGE We understand that the current charge is £225 per calendar month (correct as at September 2023). Service charges are liable to change and we therefore recommend that you check the position prior to purchase. In addition, 1% of the purchase price is payable to the Management Company, by the purchaser.

TENURE We understand that the flat is Leasehold, held on a 999 Year lease from 25.12.1976. The property owns an equal share of the Freehold which is vested within a residents Management Company. The residents employ a professional Managing Agent to look after the building. It should be noted that The Redlands was re-roofed in 2022. We are advised that pets and any form of letting are not permitted.

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

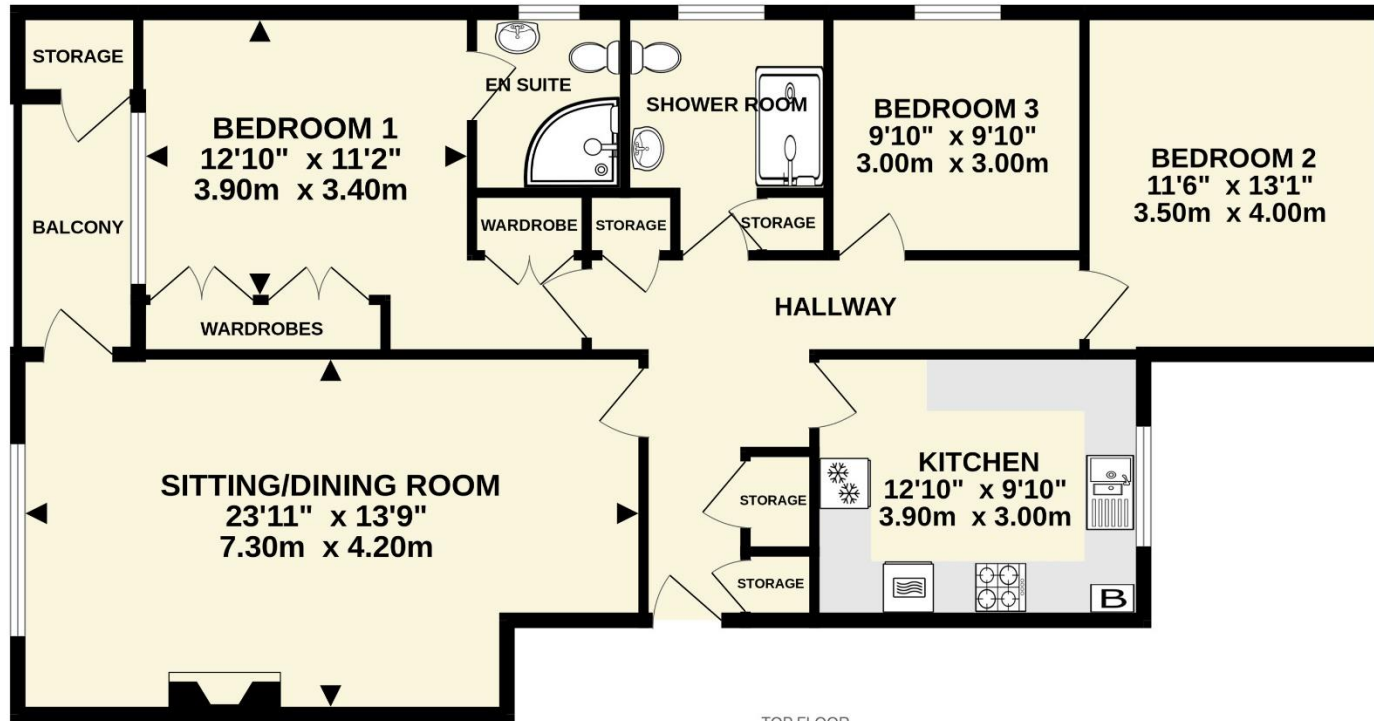
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02255



SECOND FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



TOP FLOOR

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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 roundabout at the Woodlands Hotel, take Station Road towards the seafront, turning right into Manor Road just before the pedestrian crossing. Follow the road for approximately one third of a mile, whereupon the driveway entrance to The Redlands will be found on the left, just before the Harbour Hotel.

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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