



 HARRISON
LAVERS &
POTBURY'S

4 Roseland Court
Station Road
Sidmouth
EX10 8PA

£215,000 LEASEHOLD

A first floor, purpose built flat situated on the edge of the town centre, just a quarter of a miles walk from the seafront.

Offered for sale with no on going chain the property has gas central heating a double glazing. An external staircase rises to a terrace belonging to the property over which the neighbour has a right of way. Once inside, the entrance hall has a storage cupboard and linen cupboard. The kitchen is fitted with modern white units to include a built-in fridge, washing machine, dishwasher, electric oven and hob. There is a concealed gas combination boiler and an easterly facing window with a view to Salcombe Hill. The sitting/dining room is double aspect, one window having a westerly outlook.

The double bedroom is of a good size, with ample space for wardrobes and has a westerly aspect. The bathroom is fitted with a modern white suite with a mains shower over the bath and attractively tiled walls.





There is an easterly facing terrace with a pleasant view over Roselands to Salcombe Hill. A parking space belonging to the property is accessed via Station Road and is suitable for a small car.

Roseland Court is conveniently situated within short walking distance of both the town centre and seafront. As such the property is well placed for all town centre amenities which include numerous independent shops, High Street chains and a regular bus service which passes the building along Station Road.

TENURE Leasehold. We understand there is a 999 year lease dated 2022. The freehold is vested in the resident's management company, the flat owners owning an equal quarter share. We are advised there is no regular service charge payment but that the property is liable to an equal share of outgoings.

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

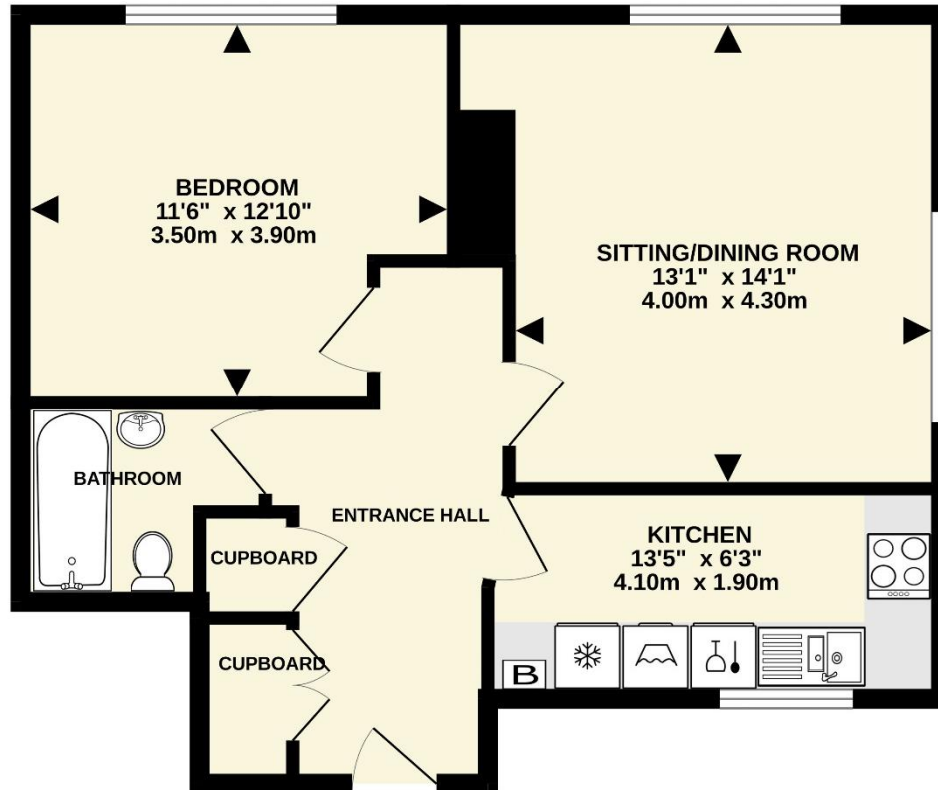
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02208



FIRST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA - 550 sq.ft. (51.1 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 At the roundabout at The Woodlands Hotel exit south in the direction of the seafront. Follow Station Road and Roseland Court will be seen on the left, on the corner of Roselands.

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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