





## 2 Coburg Terrace Sidmouth EX10 8NH

£550,000 Leasehold

**A spacious maisonette arranged over the upper floors of a stunning converted Georgian Villa and situated in a conservation area on the edge of the town centre, close to the sea.**

Coburg Terrace is a significant row of converted Georgian villas reflected in its Grade II\* Listed status. Built in around 1820, number 2 is arranged into two apartments, the maisonette having the accommodation on the first and second floors. In brief summary the accommodation which has gas central heating is accessed via a communal entrance hall with a door leading to a private staircase. Across the front of the property and enjoying a south easterly aspect, with fine views over tennis courts and bowling lawns, the sitting/dining room is particularly spacious with a high ceiling, decorative coving and ceiling rose, and glazed doors opening onto a balcony. The kitchen/breakfast room is fitted with a range of units to include an integrated dishwasher, washing machine, oven, grill and gas hob.

On the half landing to the rear, the main bedroom features an arch topped door and built in wardrobes, there is a second double bedroom again with built in storage with the main bathroom having a shower over the bath. On the second floor landing there is a useful loft room which could be refurbished into a study, adjacent to which is a third double bedroom with built in wardrobes and an en suite bathroom.







Whilst the property does not have a garden, the beautiful surroundings of Blackmore Gardens lie just beyond the bowling lawns. To the rear of Coburg Terrace is Heydons Lane where there is a single garage and parking space belonging to the property located at the right hand end of the block of three.

Coburg Terrace is located within a conservation area on the fringes of the town centre and as such is within short walking distance of all amenities and the seafront. Sidmouth offers an excellent range of independent shops and High Street chains, Waitrose, Lidl, a modern health centre, cottage hospital, indoor swimming pool, rugby and cricket clubs and an eighteen hole golf course.

**TENURE** Leasehold. The seller confirms a term expiring 30 October 2180 and a peppercorn ground rent. The sale will also include the freehold to the building subject to a similar lease on the ground floor flat. Pets are permitted as is holiday/long term letting.

**MAINTENANCE** It is understood that the property is responsible for a 60% share of external decoration, roof maintenance and buildings insurance.

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

**EPC:** n/a - Grade II\* Listed

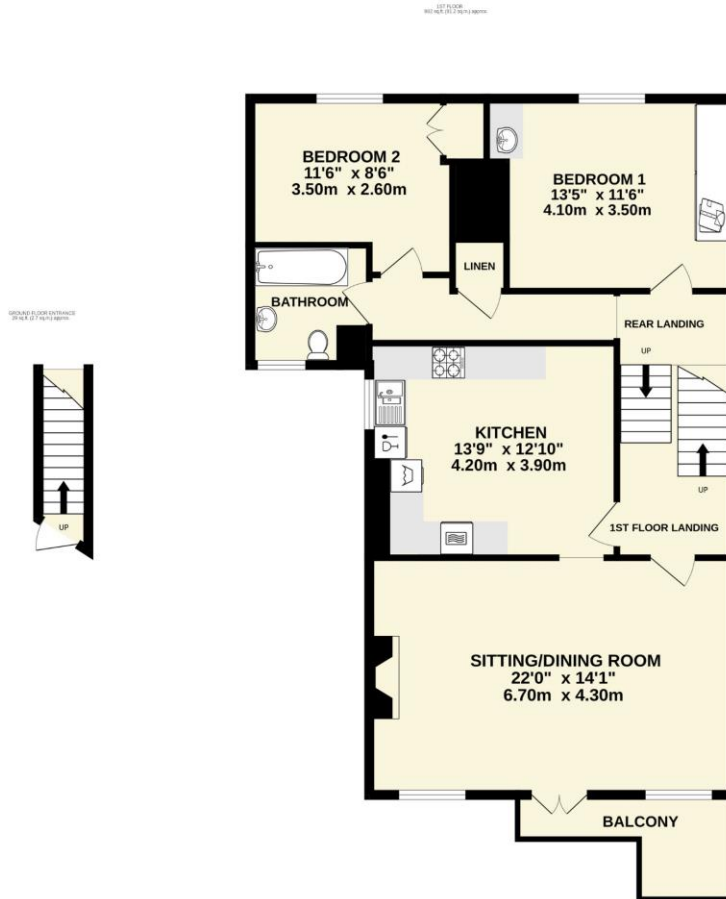
**POSSESSION** Vacant possession on completion.

**REF:** DHS02287

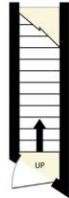
**DIRECTIONS** On entering Sidmouth via Station Road, proceed towards the seafront passing the Woodlands Hotel at the mini roundabout. Opposite Manor Road and before the pedestrian crossing turn left into Coburg Road, taking the second left into Coburg Terrace. Visitors can park at the front of the building temporarily.

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





LOOKING IN OVER ENTRANCE  
FROM 1ST FLOOR



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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**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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