



15 Western Court Sidmouth EX10 8QS

£175,000 LEASEHOLD

A well presented second floor flat with parking and situated in the heart of the town centre, a 'stones throw' from the seafront.

Western Court is situated just back from the seafront and is within a short stroll of the town centre which offers an excellent range of amenities and services. Also nearby is The Triangle where there are regular bus services to the surrounding area.

The flat benefits from having a parking space situated in the underground garage area, where there is lift access to the upper floors.

On entering Flat 15, a hallway offers a storage cupboard and airing cupboard. A modern fitted kitchen has a range of storage units and worksurfaces including a breakfast bar and there is a built in electric oven, hob and cooker hood, along with a freestanding washing machine and fridge/freezer. A good size lounge/dining room has a west facing window, as does the double bedroom which has fitted wardrobes and an adjoining worksurface/dressing table. A separate bathroom is attractively fitted with a white suite comprising a panel bath with shower over, a pedestal wash basin and low level WC, along with a tiled floor, fully tiled walls and extractor fan.





The flat is neutrally decorated throughout and very well presented, having been a very successful holiday let. uPVC double glazed windows are installed and heating is via electric storage and panel heaters.

TENURE Leasehold. 999 years from 2001. The property owns an equal share in the freehold interest and is professionally managed.

SERVICE CHARGE £160 per calendar month. (correct as at March 2023). Service charges are liable to change so we advise checking the position with your legal representative prior to purchase

AGENTS NOTES

1. Holiday and long letting is permitted however permission must be sought for pets.
2. The contents/furniture are also available by separate negotiation.

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

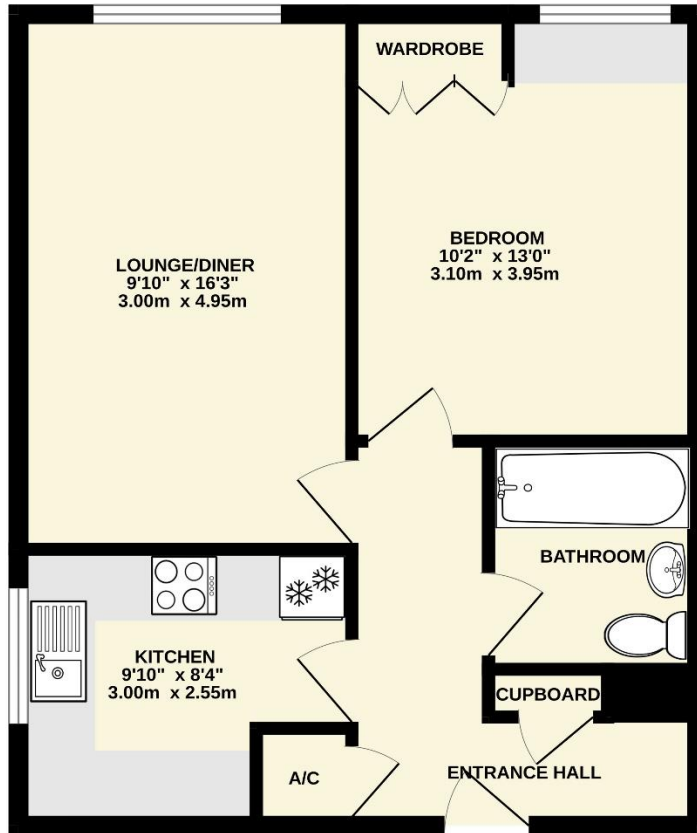
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POSSESSION Vacant possession on completion.

REF: DHS02312



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 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 Market Square and Fields department store, proceed up Church Street turning left into Chapel Street. Western Court will be found at the end of this road.

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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