



HARRISON
LAVERS &
POTBURY'S

16 Cottington Court Sidmouth EX10 8HD

£350,000 LEASEHOLD

A spacious top floor flat with glorious south facing sea views over the town centre and only half a mile from the seafront.

Offered for sale with no ongoing chain, the property is situated within a popular development, has lift access, uPVC double glazing and electric heating. The property is presented in good decorative order and with a modern kitchen and shower room. A particularly spacious sitting/dining room enjoys south facing sea views from glazed sliding doors and large windows, and on the balcony far reaching 180° views extend from Salcombe Hill in the east, over the town centre and across to Peak Hill in the west. The kitchen is fitted with a good range of modern units to include a built-in oven, grill and hob and there is space for a washing machine, fridge/freezer and further appliance. There is a pleasant outlook from the rear facing window up to Muttersmoor.

The main bedroom takes in the south facing views and has a range of built in wardrobes. The second bedroom is a good size, has a built-in wardrobe and a rear facing view up to Muttersmoor. The shower room has a modern white suite with mains shower alongside a separate WC.

Cottington Court stands on a site of around two acres with the apartment blocks flanking a large, south facing communal garden. There is pedestrian access onto Cotmaton Road, vehicle access is via Cottington Mead - the main driveway leading to residents and visitor parking and a garaging area where the flat owns a single garage, numbered 26 and measuring 2.6m (8'5") x 4.9m (16').





The development 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 to the surrounding area, a cinema, theatre, cottage hospital and well supported sports clubs including rugby and cricket. In addition, Sidmouth also has a modern health centre, Waitrose, Lidl, an indoor swimming pool, beautiful public gardens and an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 28.07.1959. The freehold interest is shared equally between the properties and held within a resident's management company. The residents employ a professional managing agent, namely Harrison Lavers & Potbury's/Hillsdon Management, to run the 'day to day' affairs of the development.

SERVICE CHARGE The current half yearly service charge for the period 01.01.24 to 30.06.24 is £1,192.80. The property is liable for a 1/8 share of a metered water charge. Service charge payments can be liable to alteration and 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.

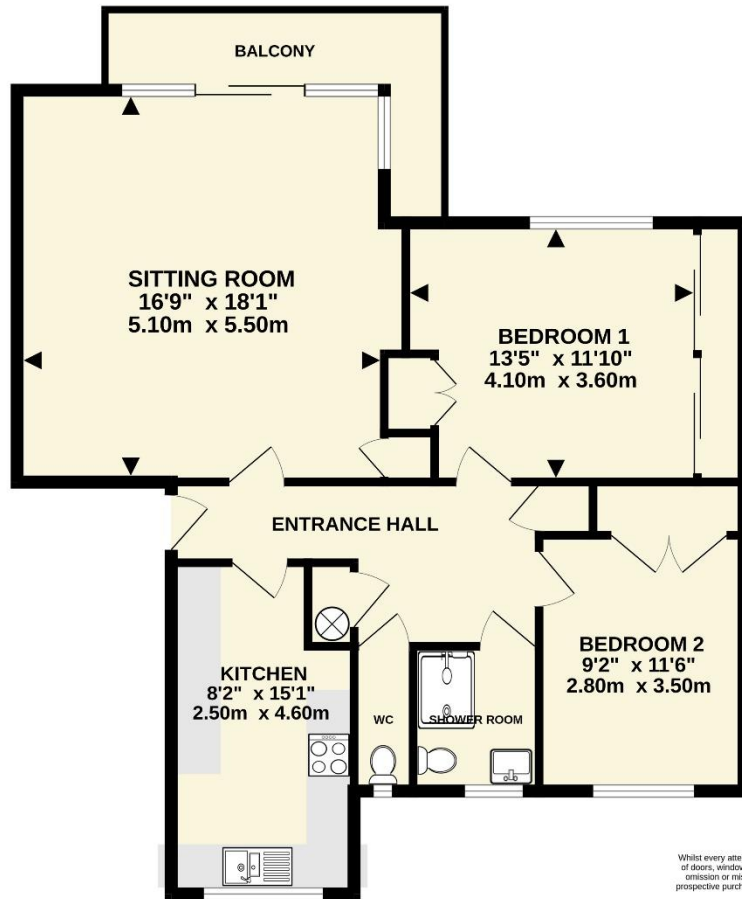
OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02310

TOP FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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 where the entrance to the development will be found on the right.

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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