



2 Lakes Court
Old Fore Street
Sidmouth,
EX10 8LP

Guide Price

£350,000 FREEHOLD

Conveniently situated in the heart of the town centre and having a parking space, a spacious three/four bedroom town house.

This conveniently situated three storey house occupies a tucked away location, however is within a stone's throw of the town's amenities. The town centre offers an excellent range of facilities which include a variety of shops, restaurants and coffee shops along with the popular esplanade and seafront. Also nearby are regular bus services to the surrounding area.

The house offers well presented accommodation and in more recent years has been used as a successful holiday let. The accommodation is arranged over three floors and benefits from having uPVC double glazed windows and gas fired central heating is installed.

A covered outdoor space and front door opens into a good size sitting room which has feature timber flooring along with an attractive fire surround, electric fire, storage cupboards along with the stairs rising to the upper floors. An archway leads into the kitchen/dining room which offers an excellent range of storage along with worksurfaces and tiled splash backs.





Appliances are all in place and comprise a built-in electric oven, ceramic hob and cooker hood along with an integrated fridge freezer and freestanding washing machine and slim-line dishwasher.

The first floor landing opens onto an east facing balcony which is large enough to accommodate a small table and chairs. This floor also provides two bedrooms and a family bathroom which is fitted a white suite comprising a shaped bath with shower over, a pedestal wash basin, WC and there are part tiled walls along with a chrome heated towel rail.

The second floor offers two further bedrooms (one currently being used as a study), the master bedroom having freestanding wardrobes and an en-suite shower room which is fitted with a modern white suite. From this landing there is access to the roof space with ladder and an airing cupboard offers further storage and houses the gas fired boiler.

From the rear elevation at first and second floor level there is a lovely outlook in a westerly direction over the churchyard and towards Blackmore Gardens.

The property also benefits from having a parking space which is situated opposite the house.

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

EPC: C

POSSESSION Vacant possession on completion.

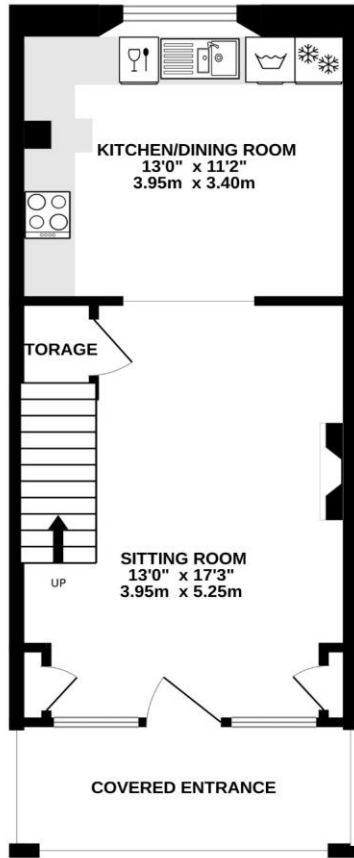
REF: DHS02122

DIRECTIONS From our office proceed down the High Street keeping right to join Old Fore Street (pedestrianised). Turn immediately right and Lakes Court will be found.

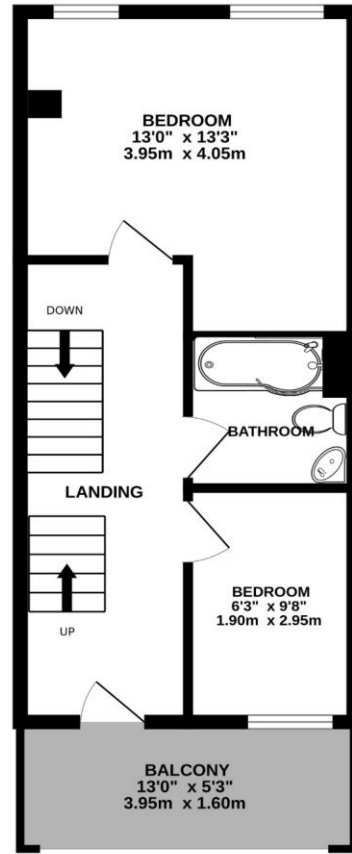
VIEWING Strictly by appointment with the agents.



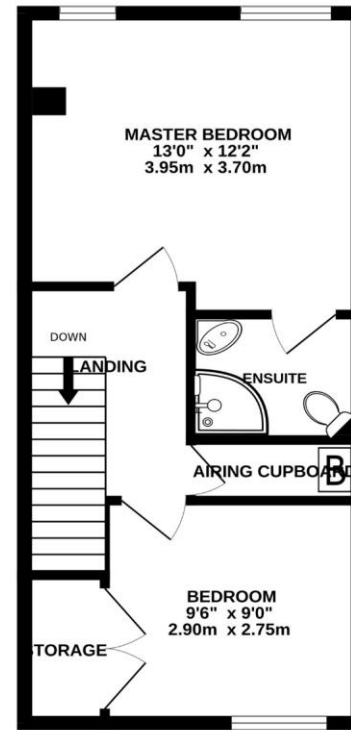
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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