



FATFACE

STUDIOS COFFEE SHOP **libra COURT** SHOPS POTTERY PAINTING

Bennett & Rogers

libra COURT  
SHOPS - STUDIOS  
POP UP - GALLERY  
POTTERY PAINTING  
COFFEE SHOP

WOLF

HLP HARRISON LAVERS & POTBURY'S



4a Fore Street  
Sidmouth  
EX10 8AJ

£179,950 LEASEHOLD

**A well presented first floor town centre flat within a Grade II Listed building and occupying a position close to the seafront.**

Offered for sale with no on-going chain, this first floor flat enjoys a west facing aspect overlooking the Market Square and beyond to Muttersmoor and Peak Hill. An entrance hall leads to a spacious dual aspect sitting/dining room that has a south facing window looking down Fore Street to the sea. A standout feature in the kitchen/breakfast room is a period tiled fireplace (sealed). The kitchen is fitted with a range of units, hardwood worksurfaces, a built-in oven, hob and microwave and with space for further appliances.

A spacious double bedroom enjoys the front facing westerly aspect and a modern shower room has underfloor heating. Additional features include hardwood flooring to the sitting room and kitchen, period coving and picture rails and electric heating.

The property is situated in the heart of the town centre and as such is within short walking distance of all amenities. The seafront and esplanade are very close by, as are car parks where annual permits are available. There is a communal bin store to the rear of the building. The ever popular and unspoilt coastal town of Sidmouth offers an excellent range of independent shops and High Street chains, Waitrose, Lidl, a theatre, cinema,







modern doctors surgery, cottage hospital, indoor swimming pool and sports clubs to include rugby, cricket and an eighteen hole golf course.

**TENURE** We are advised that the property is Leasehold, held on a term of 150 years from 2011. A professional managing agent is employed namely Harrison Lavers & Potburys (Hillsdon Management). Ground rent is £150 per annum (correct at March 2024). The Managing agents have advised long letting is permitted but holiday letting is not. Pets require prior written consent.

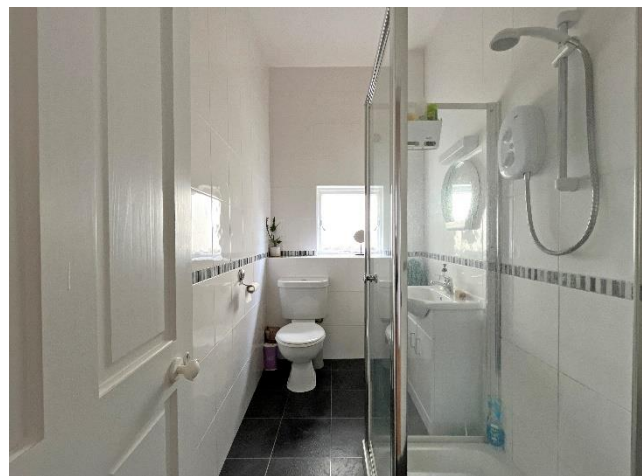
**SERVICE CHARGE** £356.20 per quarter (correct at March 2024). Service charges are liable to change so we advise checking the position with your legal representative prior to purchase.

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

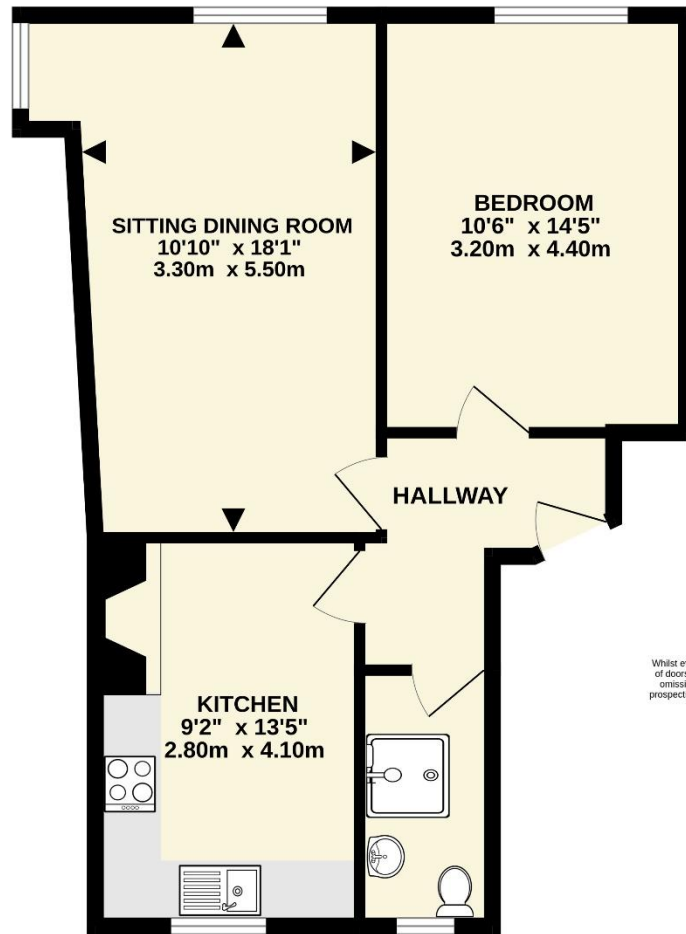
**EPC:** N/A

**POSSESSION** Vacant possession on completion.

**REF:** DHS02329



FIRST FLOOR



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 Fields department store in Market Place walk easterly towards Seasalt and FatFace. The flat is situated above FatFace and the entrance 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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