



HARRISON
LAVERS &
POTBURY'S

5 Powys House, All Saints Road Sidmouth EX10 8DE

£125,000 LEASEHOLD

A first floor apartment forming part of an attractive Grade II Listed building, situated in a convenient location close to the town centre and seafront.

Offered for sale with no ongoing chain is this first floor converted apartment with features including high ceilings with period coving, ceiling roses, tall sash windows and gas central heating. The communal entrance is via period timber doors with a telecom entry system opening into an entrance hall with cloakroom. An inner hallway passes the laundry and owners lounge which has glazed doors opening onto a south facing veranda. An original, wide staircase rises to the first floor. Once inside the property the hallway has a high ceiling and two storage cupboards. The sitting/dining room is double aspect with tall sash windows, one having a view to the west overlooking the mature grounds. A period marble fireplace has a large mirror over. The kitchen has a range of fitted units with a freestanding electric cooker, fridge and freezer. There is also a breakfast bar, overhead cupboards and a wall mounted gas boiler.

The bedroom is of a good size with a tall sash window and built-in wardrobes. The adjacent bathroom is fitted with a suite comprising bath, wash basin, bidet and WC.





Powys House stands in attractive communal grounds with a large lawn garden, having a south facing aspect and tree lined boundary. Owners benefit from a laundry, spacious lounge, greenhouse, reading areas, guest suites and a full time house manager. There is residents/visitor parking and pedestrian access via Connaught Close, providing a convenient walk through to All Saints Road and onto the town centre.

TENURE We understand that the apartment is leasehold and held on a 999 year lease from 1982.

MAINTENANCE There is a service charge for each apartment at Powys House, which is payable monthly in advance and covers the following items: the House Manager's salary, the maintenance, repair and re-decoration of building structures and communal area facilities, maintenance of the laundry and its equipment and the two guest suites (which are available at a nominal cost for the use of the residents' visitors), all external window cleaning, gardening, the cost of the water, gas and electricity for the communal areas (where applicable), buildings insurance plus contents insurance for the common areas, furnishing and equipment. The management charge for administration purposes is levied by the Housing Association or their agent in line with the housing corporation guidelines. The current, annual service charge for 2025 is £4,602.36. Service charge payments can be liable to alteration, you should therefore, check the position before making a commitment to purchase.

AGENTS NOTES: A resident must be 55 years of age or over. The lease contains specific arrangements for the re-sale of apartments. Re-sales are conducted on the seller's behalf by the freeholder, Retirement Properties Ltd. The arrangements for the fees and costs which apply to this process have been amended by voluntary agreement with the Competition and Markets Authority. The sellers will be responsible for the fees to the estate agent, solicitor and any other costs such as the EPC, and in addition a fee calculated at 4% of the lower of the sale price or the sellers original purchase price, is payable to the freeholder.

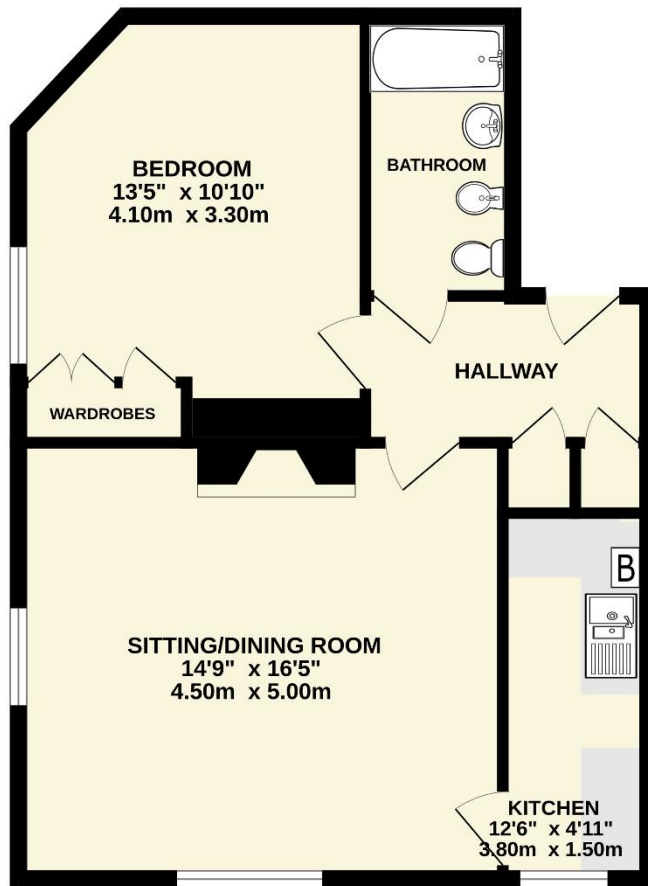
OUTGOINGS We are advised by East Devon District Council that the council tax band is C.

EPC: Grade II Listed

POSSESSION Vacant possession on completion.



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 the top of the High Street, turn left into All Saints Road. At the roundabout take the third exit which is the entrance to Powys House.

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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