



6 Brinkburn Court
Manor Road
Sidmouth
EX10 8SB

£220,000 LEASEHOLD

A beautifully presented and comprehensively refurbished, top floor flat situated in a desirable location on the edge of the town centre and a short walk from the seafront.

Modernised and refurbished by the present owner, within the last three years, this purpose-built, top floor flat presents in superb order throughout with modern fixtures and fittings and updated electrics and plumbing. On entering the property, the hallway opens into a good size kitchen/breakfast room with a south-easterly aspect and a pleasant view over the communal grounds, glimpsing the sea. The kitchen has been fitted with an excellent range of contemporary units, generous work surfaces, to include a breakfast bar and with integrated Bosch appliances comprising oven, hob, dishwasher, washing machine, fridge and freezer. The separated sitting room again looks to the front, taking in the south-easterly aspect and view.

The bedroom is of a good size, enjoys a pleasant view to the rear, up to the golf course and Muttersmoor, has study space and a large wardrobe included in the sale. The bathroom is fitted with a white suite, having an electric shower over the bath, along with a modern sink and WC unit with built-in storage. The flat has gas central heating supplied via a communal boiler and double glazed windows.

Brinkburn Court stands on a level plot, with communal lawn garden enjoying a south-easterly aspect, ample residents parking, drying area and bin storage.





Manor Road is a desirable address situated to the eastern edge of the town centre, with Brinkburn Court standing only a quarter of a mile from the seafront. Closer still are regular bus services from the triangle and all town centre amenities are around a third of a mile away. Sidmouth is an unspoilt, coastal town offering numerous independent shops and High Street chains, Waitrose, Lidl, a modern doctors surgery, cottage hospital, indoor swimming pool, cinema, theatre 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 999 years from 01.01.2012. The property holds an equal share in the freehold interest and the owners of Brinkburn Court, via a residents Management Company, employ a professional managing agent, namely Harrison Lavers and Potbury's (Hillsdon Management). We are further advised that pets are not permitted, nor is holiday letting, however a shorthold tenancy of a minimum of six months is allowed.

SERVICE CHARGE We are advised that the current monthly service charge is £145.00. Service charges are liable to change, you should therefore check the position prior to committing to purchase.

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

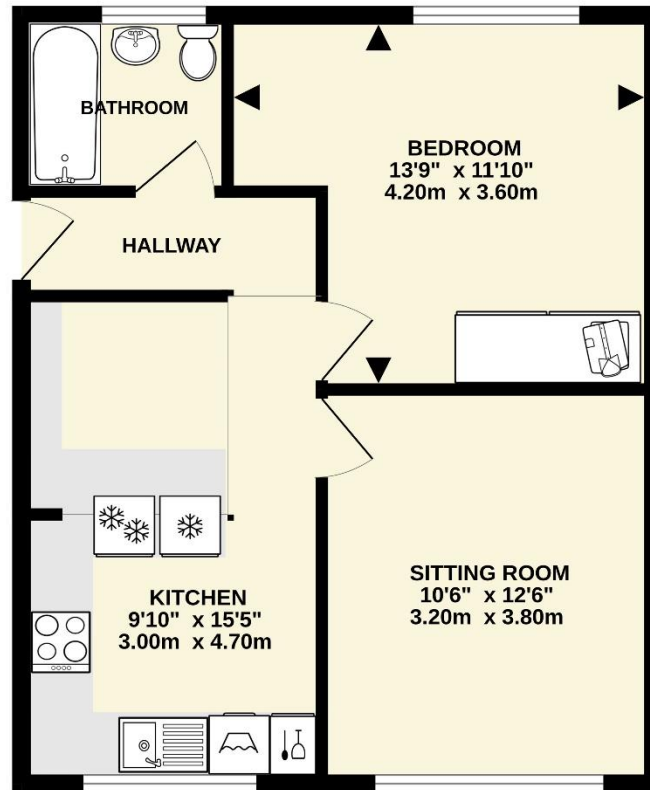
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02343



SECOND 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 On entering Sidmouth via Station Road (B3176), follow the road to the mini roundabout at The Woodlands Hotel. Take the second exit to continue on Station Road, pass through the pinch-point and just before the pedestrian crossing turn right into Manor Road. Brinkburn Court will be found after a short distance 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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