



HARRISON
LAVERS &
POTBURY'S

3 Waterpark Court
Gorseway
Sidmouth
EX10 8RJ

£375,000 LEASEHOLD

A well presented and spacious first floor flat, situated in a prime residential location close to the town centre and seafront, with parking and a single garage.

Offered for sale with no on-going chain, this attractive first floor flat has gas central and leaded-light windows – the bedrooms being double glazed. On entering the property, the entrance hall has three storage cupboards and leads to a generous sitting/dining room, having a bay window looking south westerly over Bickwell Valley and up to Muttersmoor in the distance. The separate kitchen is triple aspect and fitted with a range of units to include a built-in hob and oven and with space for a washing machine, tumble dryer, fridge and freezer. A wall mounted gas combination boiler serves central heating and hot water.

The main bedroom is particularly spacious with a dual aspect to include a window looking south westerly, taking in the outlook over Bickwell Valley. There is a second double bedroom, a third single bedroom/study and lastly a bathroom.

Waterpark Court is an attractive Edwardian building, built to a design by the acclaimed local architect RW Sampson for the then owner of Fields Department Store. The building has been the subject of considerable improvement within the last ten years to include a replacement roof and decoration.





A single garage belongs to the property, situated to the front of the building and measuring 2.9m x 4.6m (9'5 x 15'1) with power and light. A car can also be parked across the front of the garage. There is also a private storage cupboard under the stairs in the communal entrance hallway.

Waterpark Court is situated in a quiet location on a private road, off Convent Road, within The Bickwell Valley Conservation Area. Stunning walks across Muttersmoor and along Peak Hill are just a mile away and both Market Square in the town centre and the seafront are around half a mile away. Sidmouth is a popular and unspoilt coastal town, offering numerous independent shops and High Street chains, Waitrose, Lidl, a cinema, theatre, modern doctors surgery, cottage hospital 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 189 years from 31.01.1962. The property holds an equal share in the freehold interest and the owners of Waterpark Court manage the building themselves. The ability to let the property or to keep pets is to be confirmed.

SERVICE CHARGE We are advised the current monthly service charge is £75. 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 D.

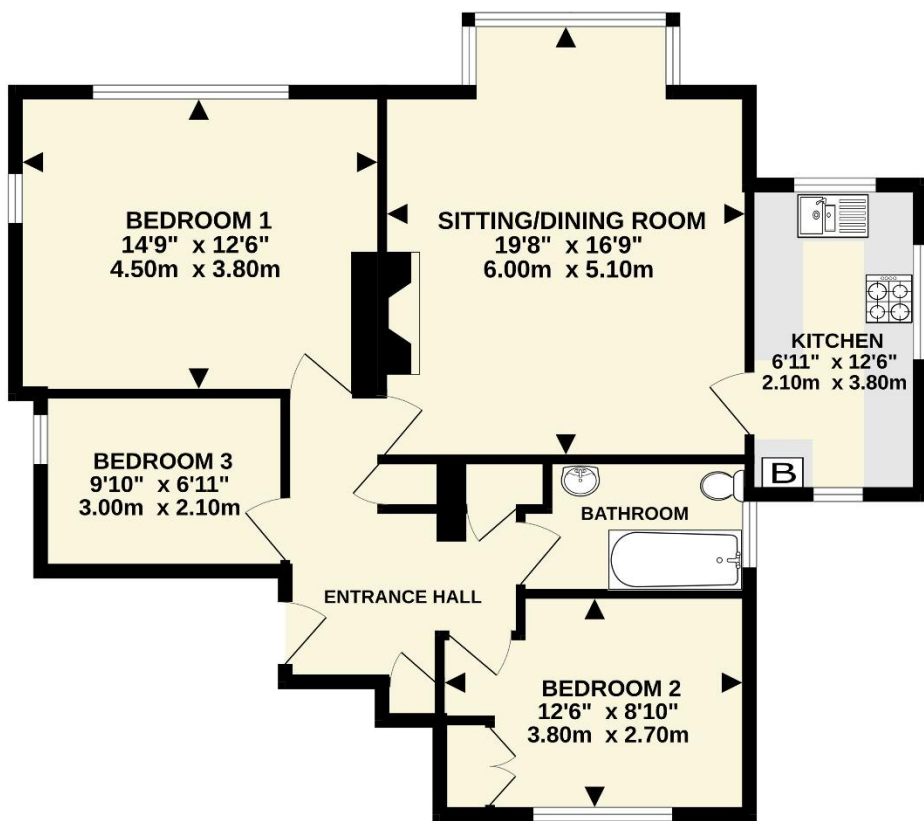
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02345



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 On entering Sidmouth via Station Road (B3176) follow the road to the mini roundabout at the Woodlands Hotel. Take the second exit to continue along Station Road and immediately turn right into Cotmaton Road. Follow the road to the cross road junction with Bickwell Valley and Glen Road. Turn right and right again into Convent Road. Gorseway is the first turning on the left.

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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