



HARRISON
LAVERS &
POTBURY'S

Flat 1, Grangelands Knowle Drive Sidmouth EX10 8HN

£325,000 LEASEHOLD

A two bedroom garden flat with garage and conveniently situated within a short walk of the town centre. Offered for sale with no on-going chain.

Grangelands is conveniently situated to the west side of Sidmouth with the town centre and seafront being within walking distance and offering an excellent range of facilities and bus services.

The development comprises four self-contained flats, with flat 1 occupying part of the ground floor and having its own private areas of garden.

Accessed via a communal hall with secure front doors, the flat has an entrance hall giving access to the good size sitting room with open fireplace (last used in 2022 and swept the same year). This room has an easterly aspect with large bay window and French doors leading into the garden. A separate kitchen enjoys a westerly aspect and has storage cupboards along with a sink unit and space for appliances and adjoining this is the dining room, also being to the west side and having a range of storage cupboards.

Off an inner hall, there are two bedrooms, both having fitted wardrobes, the master bedroom overlooking the garden and enjoying an easterly aspect. A separate, fully tiled bathroom comprises a white suite with bath with shower over, WC and pedestal wash basin.





The flat is neutrally decorated throughout and is unfurnished, gas fired central heating is installed. General modernisation is now required throughout.

The gardens to this flat are a reasonable size, mainly within two areas. The garden adjoining the flat enjoys a mostly easterly aspect with an area of lawn, paved patio and adjoining well stocked shrub borders. The other area of garden is situated behind the garage block and is accessed via a gate from Knowle Drive. This is largely a mature wooded area, opening out to enjoy a lovely westerly aspect. There is a further shrub border adjoining the communal front door which is also conveyed with this flat and there is a single garage situated off the communal driveway. (2.55m x 5.25m).

TENURE The property is Leasehold, held on a term of 200 years from 1985. We understand that the ownership of the freehold for the building is split equally between the four flats.

MAINTENANCE The property is professionally managed. There is a quarterly charge of £350 which covers the insurance of the building and general maintenance.

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.

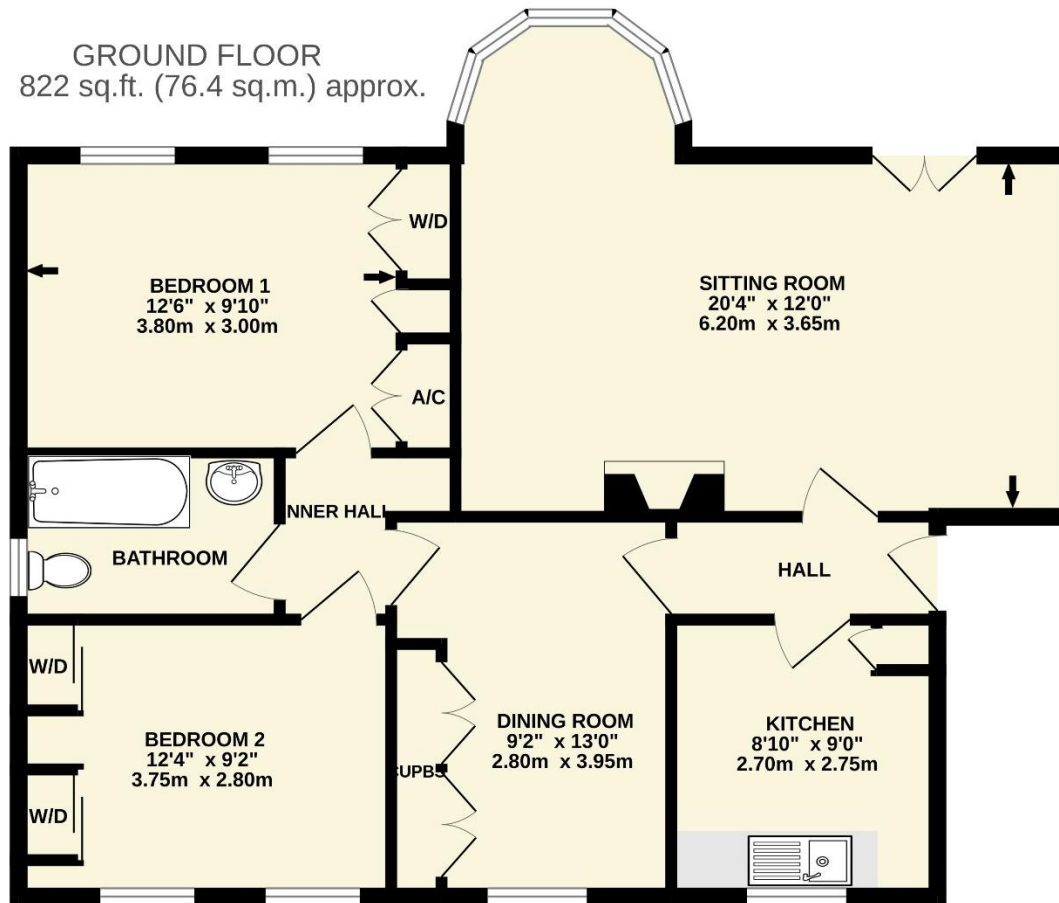
EPC: TBA

POSSESSION Vacant possession on completion.

REF: DHS02346



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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DIRECTIONS From the top of the High Street turn left into All Saints Road and continue to the mini roundabout opposite the Woodlands Hotel. Turn right taking the first turning on the left into Knowle drive and Grangelands will be found a little way along 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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