



HARRISON  
LAVERS &  
POTBURY'S



## 2A Coburg Terrace Sidmouth EX10 8NH

£525,000 LEASEHOLD

**A Grade II\* Listed, ground floor apartment situated in the heart of the town centre, only a quarter of a mile from the seafront.**

Offered for sale with no on-going chain, the property is presented in excellent decorative order throughout and with gas central heating. The property shares an entrance with the flat above and once inside, the entrance hallway has a useful, walk-in storage cupboard. The sitting room has two, period lattice windows looking to the front, south-easterly aspect with secondary glazing and views over the tennis courts and lawn bowls club. A feature fireplace has an electric fire with timber surround. The kitchen/breakfast room is situated to the rear, with a window looking into the private garden. A range of modern units have hard wood surfaces with a freestanding preparation island/breakfast bar and built in appliances comprising fridge, dishwasher, microwave and coffee machine. There is a Rangemaster electric cooker and a concealed, wall mounted gas combination boiler. A rear lobby has space and plumbing for a washing machine and leads to the rear garden.

The main bedroom also looks into the garden and has an en-suite shower room. The second bedroom has a side aspect and it too has an en-suite shower room with underfloor heating.







The property owns the garden to the rear, which is largely paved for ease of maintenance. A door gives access to the garage and a side gate opens onto Heydons Lane, where there is a parking space in front of the garage. The garage is the middle of the block of three.

The property is situated in a conservation area in the heart of the town centre, a short walk from all amenities and only a quarter of a mile from the seafront. Sidmouth is an unspoilt, coastal town with numerous independent shops and High Street chains, a cinema, theatre, modern doctors` surgery, cottage hospital, Waitrose, Lidl and an eighteen hole golf course.

**TENURE** Leasehold. We understand the property has a term expiring on 30.10.2180. The freehold is owned by the flat above and we understand that pets are permitted with the Freeholders permission. Holiday/long term letting is to be confirmed.

**MAINTENANCE** It is understood that the property is responsible for a 40% share of external decoration, roof maintenance and buildings insurance.

**SERVICE CHARGE** We are advised that the current service charge is £800 annually, correct at May 2024. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

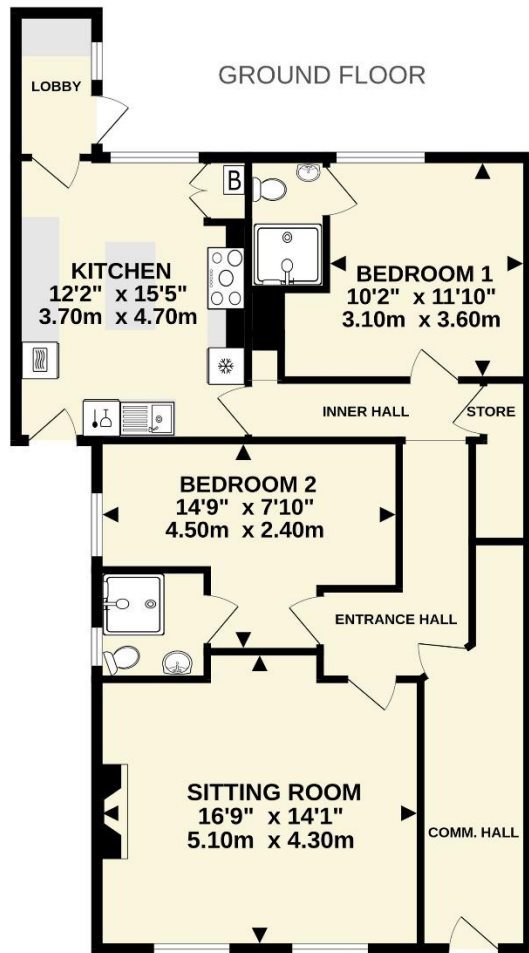
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is E.

**EPC: N/A**

**POSSESSION** Vacant possession on completion.

**REF: DHS02361**





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), proceed towards the seafront, passing the Woodlands Hotel at the mini roundabout. Opposite Manor Road and before the pedestrian crossing, turn left into Coburg Road, then taking the second left into Coburg Terrace. There is temporary visitor parking in front of the building.

**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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