



HARRISON  
LAVERS &  
POTBURY'S



4 Belvedere Court  
Hillside Road  
Sidmouth  
EX10 8FD

£350,000 LEASEHOLD

**A contemporary, ground floor apartment forming part of a prestigious, gated development set within stunning, communal gardens and situated in a desirable location, only half a mile from the town centre and seafront.**

This well-presented, west facing ground floor apartment is offered for sale with no ongoing chain, double glazing and gas central heating. The property is approached via a communal hallway. Once inside, the entrance hall has a storage cupboard also concealing the mains electric trip switches and manifold for the underfloor heating system. The sitting room has three, large, west facing windows with lovely views over the grounds and the Sid Valley toward Muttersmoor. A doorway leads to the kitchen/breakfast room which is fitted with an excellent range of high-quality units, with polished granite worksurfaces to include a preparation island and range of built in Miele appliances including an induction hob, oven, microwave, steamer, washing machine, dishwasher, coffee machine and plate warmer. The freestanding fridge/freezer is also included in the sale. A door from the kitchen opens onto a patio which adjoins a small, lawned garden that we understand forms part of the communal grounds. The patio and garden both enjoy the west facing aspect overlooking the grounds, but are used exclusively by the apartment.

The main bedroom is dual aspect with two large windows, one of which looks west and there is an en suite bathroom. The second bedroom is of a good size and lastly a separate shower room is well appointed.







Belvedere Court benefits from stunning communal grounds and gardens which predominantly lie to the south and west of the building. There is visitor parking and underground parking for the residents accessed via both stairs and a lift. A private space that could accommodate two cars belongs to the property and is numbered 4.

Hillside Road is situated to the east of the town centre and is a highly sought after location, only half a mile from Port Royal and the esplanade. The High Street which has numerous independent shops and High Street chains is less than half a mile away, placing the property within convenient reach of all town centre amenities. Sidmouth also offers Waitrose, Lidl, an excellent bus service to the surrounding area, modern doctors surgery, cottage hospital, a theatre, cinema and an eighteen hole golf course.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 01.01.2007. The property owns an equal share in the freehold that is held by the residents Management Association. A professional managing agent, namely ourselves, is employed to manage the day to day running of the building. We are advised that long letting on a Shorthold Tenancy is permitted, regrettably holiday letting is not. Pets are permitted, however prior permission from the Managing Agents may be required.

**SERVICE CHARGE** The property currently pays £1,044.30 per quarter for the service charge (correct at June 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: C**

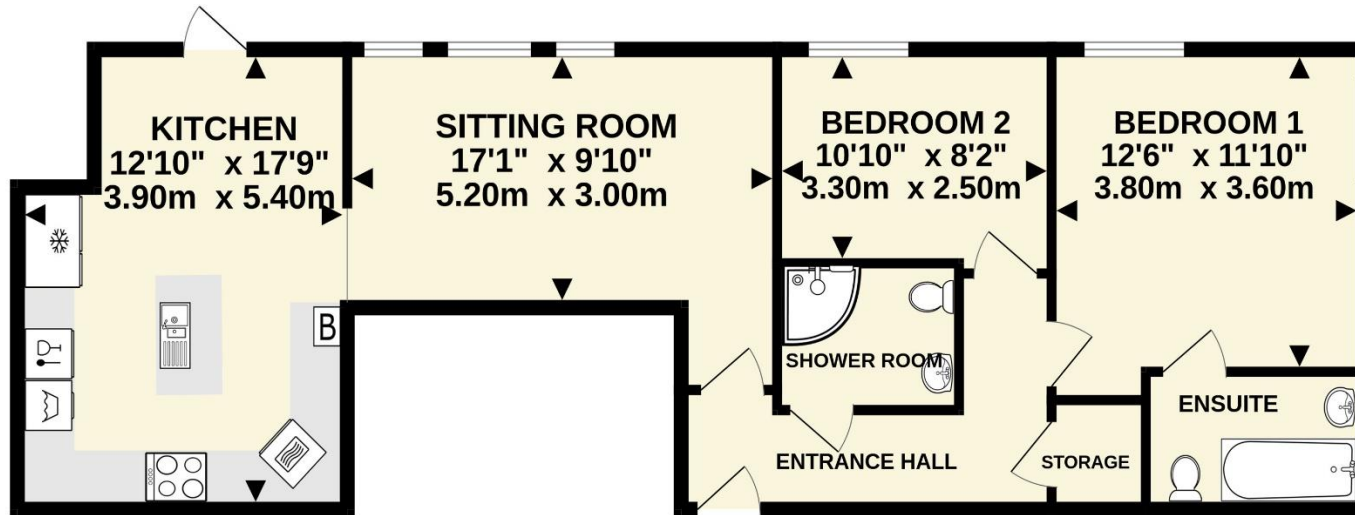
**POSSESSION** Vacant possession on completion.

**REF: DHS02375**





## GROUND 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 from Exeter on A3052, turn right at the Bowd Inn junction and join the B3176. Follow the road down to the mini roundabout at The Woodlands Hotel and take the first exit onto All Saints Road. At the next mini roundabout, take the first exit left and opposite the cinema turn right into Salcombe Road. Follow Salcombe Road over the bridge and immediately after the entrance to The Byes on the left, turn right into Hillside Road. At the T junction turn right and continue up the hill whereupon Belvedere Court will be found on the right. Those arriving by car to view are advised to park on Hillside Road as the development is gated.

**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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