



 HARRISON
LAVERS &
POTBURY'S

16 Lockyer Lodge
South Lawn
Sidford
Sidmouth
EX10 9FN

£325,000 LEASEHOLD

A modern balcony flat presented in superb order throughout with contemporary fixtures and fittings and stunning, views along Salcombe Hill.

Forming part of a modern, age exclusive development built in 2021 is this first floor, balcony flat. The flat is accessed via a secure main entrance with intercom and video screening to your television, if desired. Stairs and a lift rise to the first floor where the property is situated towards the end of the corridor on the south west side of the building. Once inside the property, the entrance hall has a good size, walk-in storage cupboard. A particular feature of the property is the larger than average sitting dining room with window and balcony door both looking south westerly. The balcony itself enjoys an impressive view east to west, looking along Salcombe Hill and down over the Sid Valley. The separate kitchen is fitted with a contemporary range of units with a built-in electric hob, oven, fridge freezer and washing machine.

The bedroom is of a good size with built-in wardrobe and a front facing window taking in the south westerly aspect. The shower room is well appointed to include a mains shower and built-in storage. The property is heated via a communal, ground source heat pump system serving both heating and hot water, the charges for which are included in the Service Charge. The windows and balcony door are uPVC framed, double glazed units.





Lockyer Lodge is Sidmouth's newest, age exclusive development for the over 60's. Discerning buyers will be impressed by the light, bright and beautifully decorated communal areas, in particular the owners lounge and coffee bar, with patio doors opening onto a paved terrace. Additional features include a guest suite, lodge manager and 24-hour support system for peace of mind.

The development is surrounded by beautifully landscaped grounds and gardens that are maintained to a high standard and there is ample owners parking.

The development is conveniently situated on a regular bus route in and out of Sidmouth and to the surrounding area. A good range of day to day amenities are within short walking distance at Sidford and include a convenience store/post office, the Blue Ball Inn and the popular Bloaters Fish and Chip shop. The Byes and River Sid are only a third of a mile away, with the town centre and seafront less than two miles. The unspoilt coastal town of Sidmouth offers a broad range of independent shops and High Street chains, Waitrose, Lidl, a modern Doctor's Surgery, Cottage Hospital, theatre, cinema and a delightful Regency Esplanade.

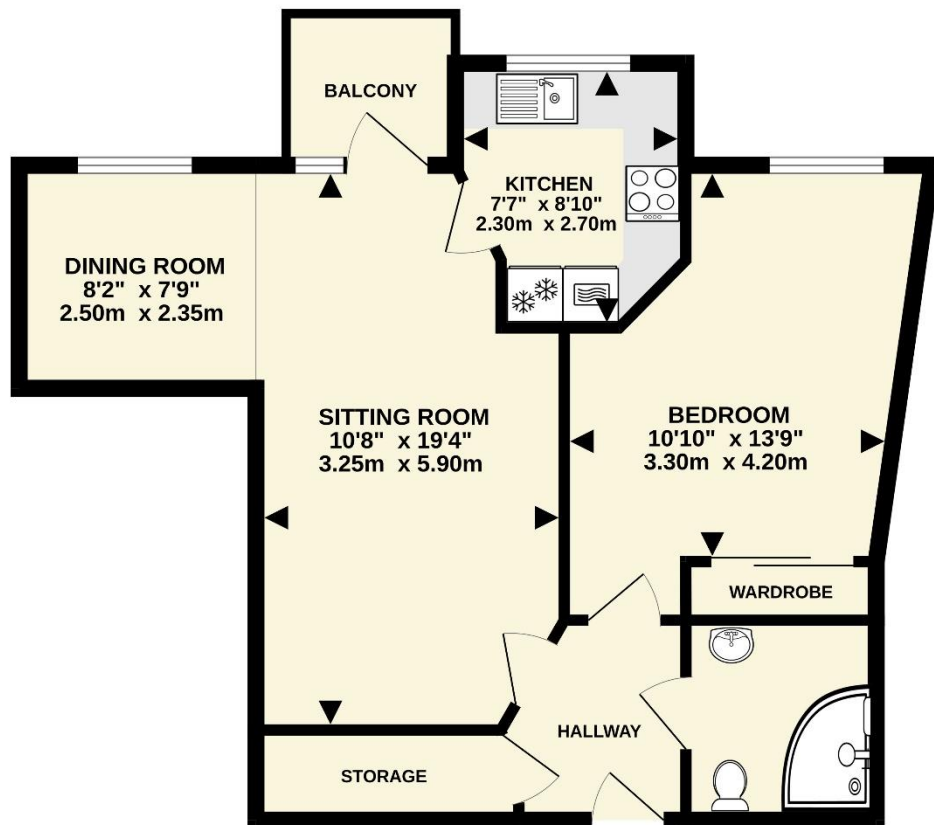
TENURE Leasehold. 999 years 1 December 2020. Pets require prior permission from the Freeholder as does Long Letting. The lease dictates the seller pays 1% of the sale price to the Freeholder which is placed into the developments reserve funds.

SERVICE CHARGE The current service charge, correct at September 2024 is £3,340.72 plus £575.00 Ground Rent. The service charge includes water and sewerage rates, heating and hot water, gardening, window cleaning and all communal services. 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 **C**.



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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EPC: B

POSSESSION Vacant possession on completion.

REF: DHS02387

DIRECTIONS On entering Sidmouth from Exeter on the A3052 follow Sidford High Street down to the crossroad junction at Sidford. Turn right onto Sidford Road and then take the first left into South Lawn. The entrance to the development will be seen 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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