



25 Anstis Court
44 Woolbrook Road
Sidmouth
EX10 9XL

£215,000 LEASEHOLD

Occupying a level and convenient location, a well presented ground floor, two bedroom flat with secluded private patio and parking space.

Offered for sale with no on-going chain, this purpose built ground floor flat occupies a very convenient location within the Woolbrook area of Sidmouth, just a few minutes walk from a good range of day to day amenities and bus services.

The flat benefits from having gas fired central heating and double glazed windows, which includes French doors from the sitting room opening on to a private, secluded patio.

On entering the flat, the entrance hall has a good size storage cupboard which houses the gas fired boiler. An open plan sitting room and kitchen is to the rear of the flat and is well proportioned. The kitchen area is well fitted with a good range of matching units and worksurfaces and there are built in appliances comprising an electric double oven, gas hob, cooker hood, fridge/freezer, dishwasher and washing machine.

The main bedroom has fitted wardrobes with matching cupboards and drawers and has an en suite shower room fitted with a modern white suite.





There is a second bedroom and a separate bathroom which comprises a panelled bath with shower attachment, along with a WC and wash basin with vanity cupboards below.

Immediately adjoining the flat to the front elevation is a private parking space conveyed with the flat and numbered 25.

Being on the ground floor, the flat can be accessed via its private patio and French doors directly into the sitting room or via the communal entrance hall which has a security phone system.

Sidmouth is a popular and unspoilt coastal town with a delightful Regency esplanade, Waitrose, cinema, theatre, modern doctors surgery, cottage hospital and sports clubs to include rugby, cricket, football and an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 2004. The property holds an equal share in the freehold interest and the owners of Anstis Court employ a professional managing agent. We are further advised that long term letting is permitted and pets require prior permission.



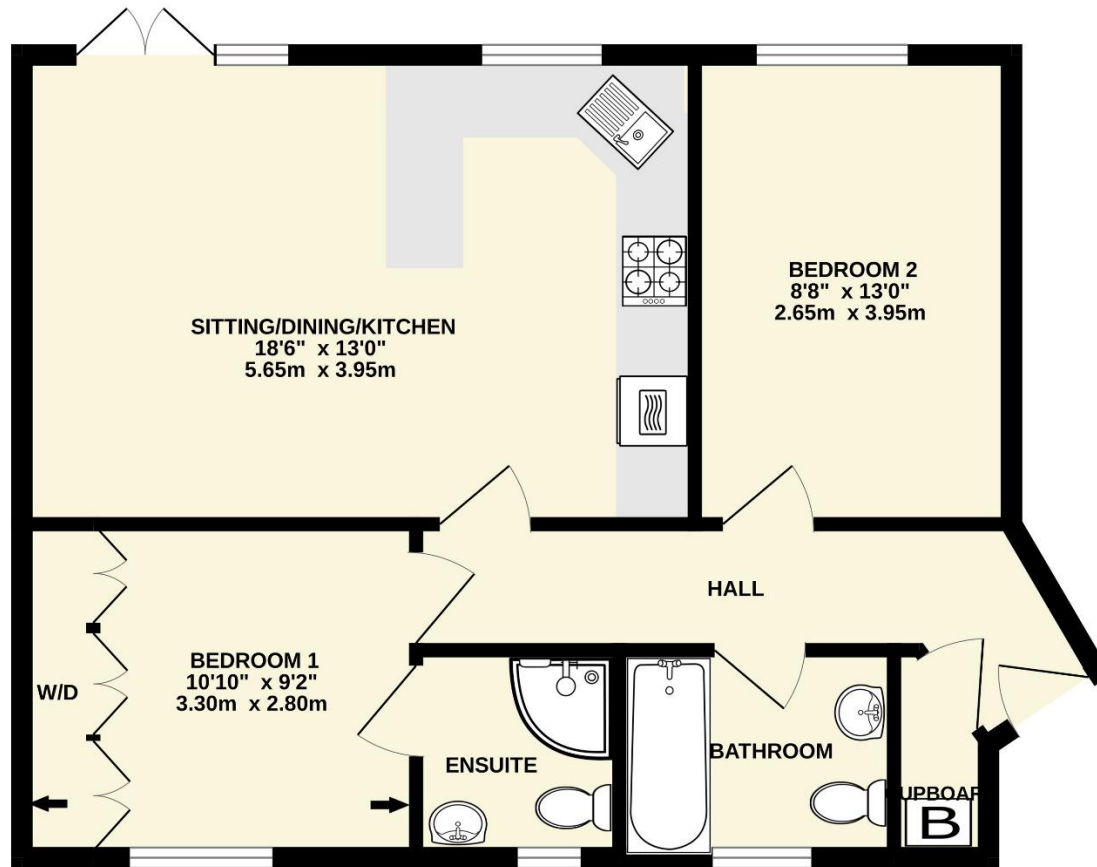
SERVICE CHARGE We are advised that the current service charge is £ 1379.92 annually, correct at July 2024. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

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

EPC: C

POSSESSION Vacant possession on completion.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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REF: DHS02395

DIRECTIONS Heading away from the town centre pass the Radway cinema on the left and continue for approximately three quarters of a mile, turning left at Exeter Cross, signposted Exeter. Continue over the next two mini roundabouts and pass Balfours on the left. The entrance to Anstis Court will then be seen a little way along 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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