



2 Eaglehurst Court  
Cotmaton Road  
Sidmouth  
EX10 8EZ

£325,000 LEASEHOLD

**A good size ground floor flat situated in a desirable location, having a south facing outlook and only a third of a mile from the town centre and seafront.**

Offered for sale with no on-going chain and newly fitted carpets, this ground floor flat benefits from having its own private entrance off Seafield Road. Once inside the entrance hall has a linen/storage cupboard and leads to the sitting/dining room with south facing patio doors opening onto a covered patio, overlooking the gardens. A separate kitchen is fitted with a range of units, having space for a cooker, fridge/freezer, washing machine and dishwasher. A door from the kitchen leads into the main communal hallway.

The main bedroom is of a good size and has doors opening onto the patio, enjoying the south facing aspect and views over the gardens. There is a second double bedroom, a shower room with mains shower and lastly, a separate WC which also houses a wall mounted gas combination boiler serving central heating and hot water.

As previously described, the property benefits from a south facing patio accessed from the kitchen, sitting room and main bedroom. There is direct access onto and a pleasant view over the communal lawn garden which is well kept and features colourful





beds and borders. As mentioned, the flat has its own entrance off Seafield Road where there is also a private patio area with raised beds. There is a drying area on the opposite side of the building to the property and at the bottom of the communal grounds, a single garage belongs to the flat, numbered 2 (the right-hand end of the block) and measuring 2.7m x 5m (8'8 x 16'4).

Eaglehurst Court is situated in a desirable area of Sidmouth, around a third of a mile from the seafront. As such the property is within short walking distance of all town centre amenities, Regency esplanade and a very good range of independent shops and High Street chains. The unspoilt coastal town of Sidmouth also benefits from regular bus services to the surrounding area, Waitrose, Lidl, a modern doctors surgery, cottage hospital, a cinema, theatre and various sports clubs to include an eighteen-hole golf course.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 29.09.1963. The property owns an equal share in the resident's management company which owns the freehold. Long-term letting is permitted but not holiday letting. Regrettably pets are not permitted.

**SERVICE CHARGE** The current service charge is £3,308.28, 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 D.

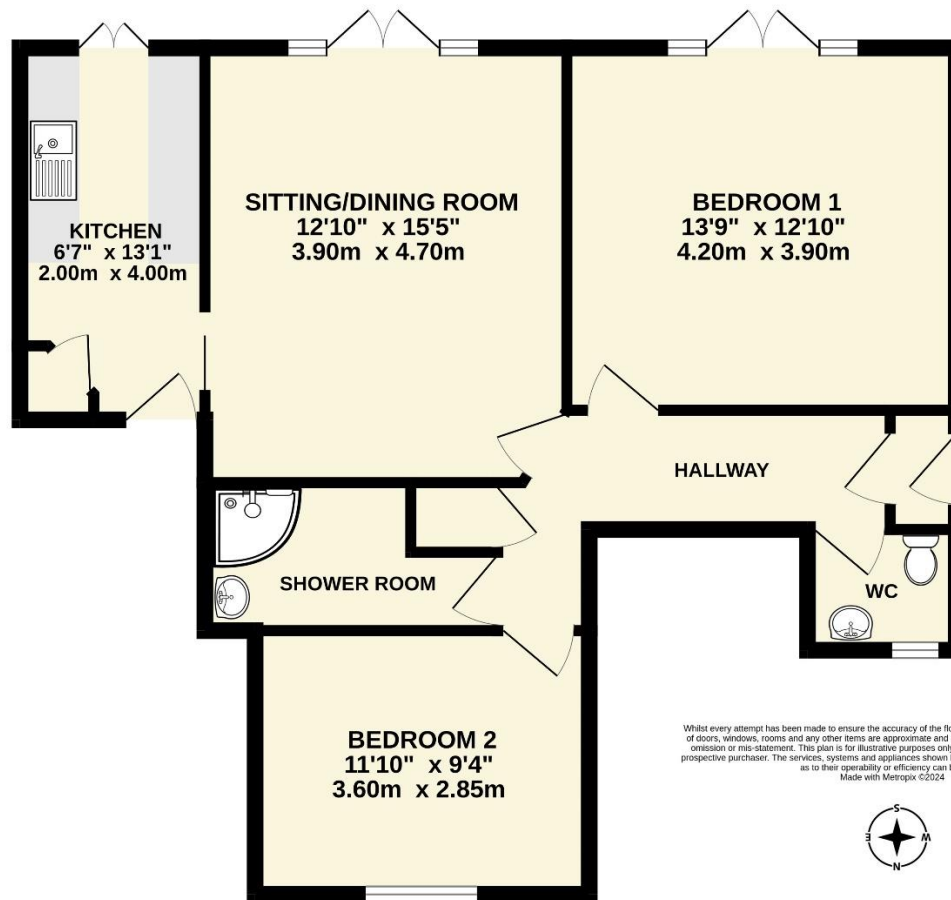
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02389**



## GROUND FLOOR



**DIRECTIONS** On entering Sidmouth from Exeter on the A3052, turn right at the Bowd Inn junction to join the B3176 (Station Road). Follow the road down into Sidmouth and at the mini roundabout at The Woodlands Hotel take the second exit to stay on Station Road. Turn immediately right into Cotmaton Road, whereupon Eaglehurst Court will be seen on the left just before the turning for Seafield Road.

**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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