



 HARRISON
LAVERS &
POTBURY'S

7 Western Field
Manor Road
Sidmouth
EX10 8RR

£325,000 LEASEHOLD

A purpose built first floor, balcony flat situated in a much sought after location, less than a quarter of a mile from Connaught Gardens and Jacobs Ladder Beach.

Presented in good order throughout, with gas central heating and double glazing and offered for sale with no on-going chain is this spacious first floor flat. A communal entrance is shared with three other properties and has a telecom entry system. On entering the property itself, a good size entrance hallway has both a cloaks cupboard and airing cupboard providing storage. A dual aspect sitting/dining room has uPVC double glazed sliding doors opening onto a balcony that enjoys a fantastic easterly aspect over the communal gardens and across to Salcombe Hill. The separate kitchen is a good size and is fitted with a modern, Howdens kitchen with built in oven and electric hob. There is also space for a fridge/freezer and a washing machine – both appliances are included in the sale - and a concealed, wall mounted gas boiler (serviced in July 2024).

There are two double bedrooms, bedroom one being of a particularly good size, with built in wardrobes and having an en suite bathroom. The second bedroom again has built in wardrobes and the separate shower room has a mains shower and access to the loft space via a pull down ladder.

The residents of Western Field benefit from generous east facing communal gardens, predominantly laid to lawn with beautifully stocked beds and borders. Beyond the garden is an





orchard, with several mature fruit trees at the bottom of which is a gate opening onto pedestrian access through to Glen Road. The property also has a single garage, second in from the left of the block of four, with an electric door, power and light and measuring 2.6m x 5m (8'5 x 16'4).

Western Field occupies a superb location in a prime residential area of Sidmouth, less than a quarter of a mile from Connaught Gardens and Jacobs Ladder Beach. The town centre and seafront are only half a mile away, placing the property within convenient reach of all town centre amenities. Sidmouth is an unspoilt coastal town benefitting from a busy town centre with numerous independent shops and High Street chains, a cinema, theatre, indoor swimming pool, Waitrose, Lidl, modern doctors surgery and an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 03.02.1993. The flat has an equal share in the management company who in turn own the freehold to the development. A professional managing agent is employed, namely ourselves. We regret that pets and letting of any kind are not permitted.

SERVICE CHARGE £240.00 a month. 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.

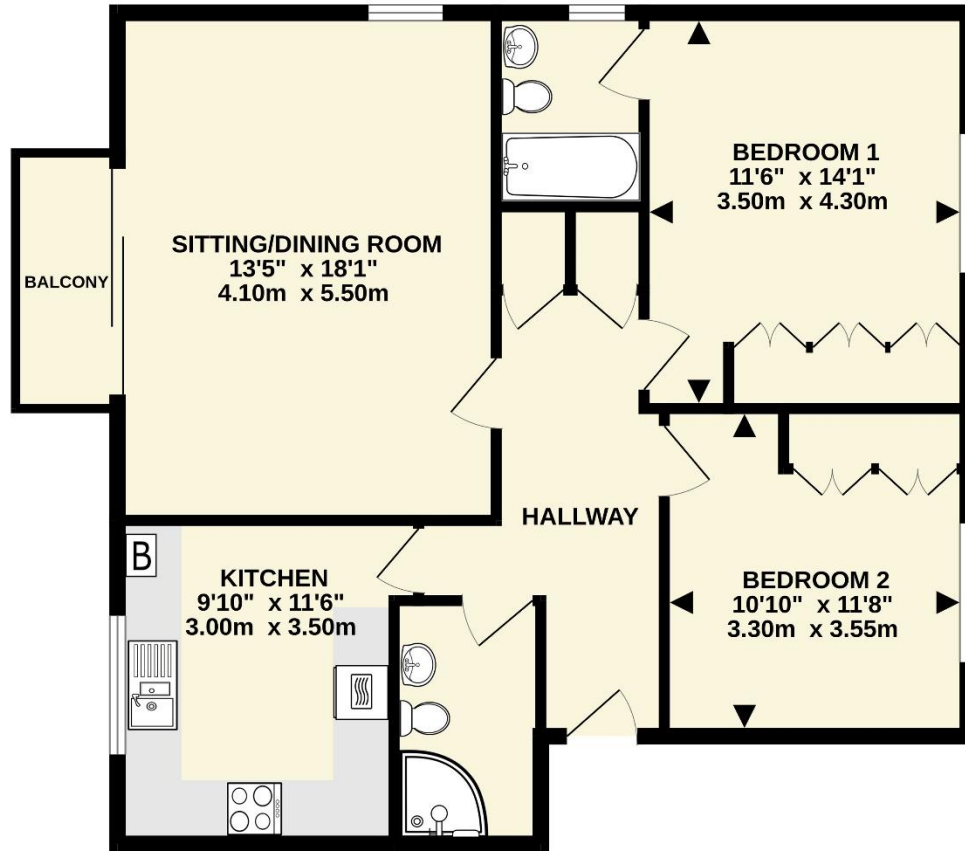
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02401



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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DIRECTIONS On entering Sidmouth via the A3052 from Exeter, turn right at the Bowd Inn junction to join the B3176 (Station Road). Follow the road down into Sidmouth to the mini roundabout at The Woodlands Hotel. Take the second exit to continue along Station Road, heading toward the seafront. Turn right just before the pedestrian crossing into Manor Road, following the road for around a third of a mile whereupon Western Field will be seen on the left. Limited visitor parking is available at the development however it may prove necessary to park in Manor Road car park, a short way beyond the development 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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