



MERRIFIELD DENTAL PRACTICE

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HLP HARRISON
LAVERS &
POTBURY'S

15b Mill Street
Sidmouth
EX10 8DW

£300,000 LEASEHOLD

A well presented and spacious first floor flat with an off road parking space, no on-going chain and only a quarter of a mile from the seafont.

Benefitting from a private entrance on Holmdale, a turning staircase with storage beneath rises to the first floor of this attractive bay fronted detached building. Having high ceilings and tall sash windows throughout, the property feels light and spacious and also has gas central heating. The kitchen/breakfast room is dual aspect with windows to the south and west and is fitted with a range of units to include a built in oven and gas hob and with space for a fridge/freezer, dishwasher and washing machine. The sitting/dining room is a particularly good size and has an easterly aspect to include a broad bay window.

The main bedroom is to the rear, with a westerly aspect and has an en suite shower room with WC and basin. There is a large second bedroom with a bay window to the east and a walk-in storage cupboard. Lastly, the bathroom is fitted with a white suite, having a mains shower over the bath.

The property has no garden to maintain but does have a valuable off road parking space located behind the building on Holmdale.





The property occupies a convenient location, on the edge of the town centre, a short walk from The Byes and River Sid, just a quarter of a mile from the seafront and numerous independent shops and High Street chains. Sidmouth is an unspoilt coastal town, offering an excellent range of amenities to include regular bus services to the surrounding area, Waitrose, Lidl, modern doctors surgery, cottage hospital, indoor swimming pool, cinema, theatre and various sports club to include an eighteen hole golf course.

TENURE We are advised by the vendor that a new, standard residential lease is in the process of being created with a term of 999 years.

MAINTENANCE We are advised that the maintenance of the building will be shared equally between the flat and the dental practice below. There will be no service charge – works will be agreed as and when necessary.

OUTGOINGS The property is currently rented as a holiday let, paying business rates to East Devon District Council.

EPC: E

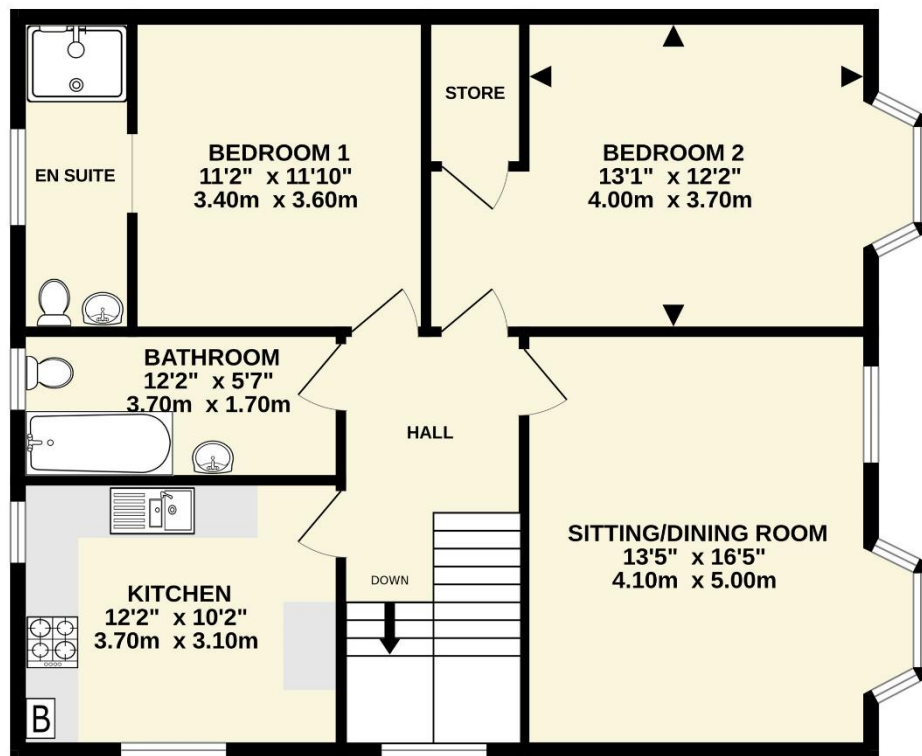
POSSESSION Vacant possession on completion.

REF: DHS02409

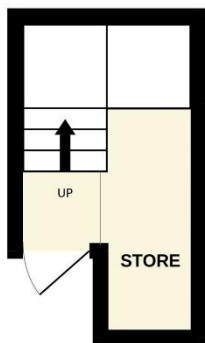
DIRECTIONS On entering Sidmouth via the A3052 from Exeter, turn right at the Bowd Inn junction to join the B3176 (Station Road). Follow the road into Sidmouth and at the mini roundabout at The Woodlands Hotel turn left into All Saints Road. At the end of the road turn right



1ST FLOOR



GROUND FLOOR



onto the High Street and shortly after passing the Co-op on the left, turn left into Holmdale. The property will be found at the bottom of the road on the left. Those arriving by car to view are advised to park in Mill Street car park or if free, the parking space behind the property which is clearly marked PRIVATE.

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.

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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