



HARRISON
LAVERS &
POTBURY'S

Flat 2, 'Merrion'
Knowle Drive
Sidmouth
EX10 8HN

£475,000 LEASEHOLD

A spacious three bedroom apartment with private garden and garage and situated within walking distance of the town centre.

This attractive three bedroom apartment is situated in a convenient location within a short stroll of Sidmouth's town centre and seafront which offers an excellent range of facilities and bus services to the surrounding area.

Merrion is a detached property which was converted some years ago into two self contained garden apartments with Flat 2 being on the first floor and having a small easy to manage area of garden that enjoys a south westerly aspect. Along side the area of garden is a single garage conveyed with this apartment.

The accommodation is spacious and well presented and benefits from having gas fired central heating and uPVC double glazed windows.

Approached via a wide external staircase, the front door opens into a large reception/dining hall which has a large airing/storage cupboard off along with access to the roof space via a sliding ladder. The roof space is of a good size, has an electric light and is part boarded.

The spacious sitting room is dual aspect, being south and east and has a stone fireplace with space for an electric fire. The kitchen enjoys a westerly aspect and comprises a range of matching storage units and worksurfaces and there is a freestanding electric cooker with ceramic hob and cooker hood over.





There is also space and plumbing for a washing machine, dishwasher and an American style fridge/freezer.

The three bedrooms are all of a reasonable size, the main bedroom being worthy of particular mention, enjoying a south and westerly aspect and has fitted wardrobes and storage cupboards.

Two separate shower rooms both comprise a shower cubicle, pedestal wash basin and WC and both have heated towel rails.

The apartment shares its access driveway with the ground floor apartment, the driveway leads around to the rear of the building and gives access to a small garage block. The left-hand garage is conveyed with this apartment which has an up and over door and measures 2.85m x 5.1m. Adjoining this is the garden which is mainly paved and has adjoining well stocked shrub borders and has lots of space for pots and troughs. The paved area has Astro Turf grass and makes a perfect area for a table and chairs.

'Merrion' is situated at the very bottom of Knowle Drive and therefore via Station Road, the town and seafront are accessible by foot. Station Road also provides a bus service to the surrounding area.

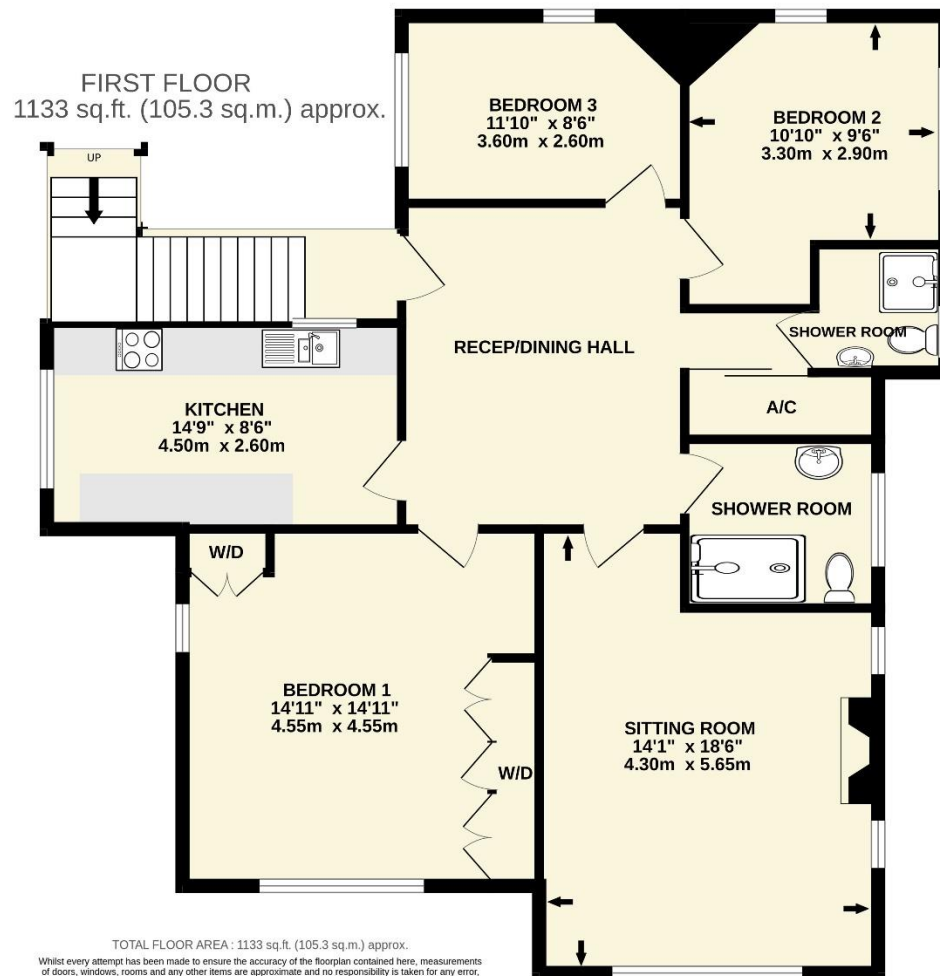
TENURE We are advised that the property is Leasehold, held on a term of 999 years from 1996. We further understand that the freehold of the building is owned jointly between the two apartments.

MAINTENANCE We understand that the maintenance of the building and buildings insurances is split equally between the two apartments. The windows are the responsibility of each apartment owner.

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

EPC: D





TOTAL FLOOR AREA: 1133 sq.ft. (105.3 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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POSSESSION Vacant possession on completion.

REF: DHS02428

DIRECTIONS At the top of the High Street turn left into All Saints Road and continue to the mini roundabout opposite The Woodlands Hotel. Turn right, proceeding through the pinch point and Knowle Drive will be seen immediately on the left. Merrion is the first property 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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