





15 Knowle Grange  
Knowle Drive  
Sidmouth  
EX10 8HN

£260,000 LEASEHOLD

**A first floor, purpose built, two bedroom maisonette situated in a desirable location, only half a mile from the town centre and seafront.**

Offered for sale with no on-going chain this well presented maisonette enjoys a southerly aspect and from the upper floor enjoys lovely views to the sea.

Flat 15 forms part of a well kept, purpose built development which is situated to the west side of Sidmouth and is within walking distance of the town centre and seafront.

The property also benefits from having its own outdoor store along with a single garage which is situated in a communal block.

The maisonette is accessed via an external staircase. An entrance hall has the stairs rising to the upper floor and a good size lounge/dining room enjoys a lovely southerly aspect with two windows. Adjoining this is the kitchen which has a range of storage cupboards, worksurfaces and sink unit along with space for an electric cooker and fridge/freezer. A useful adjoining utility room offers further storage and has space and plumbing for a washing machine.

To the upper floor there are two bedrooms, both with wardrobes and enjoying a lovely view in a southerly direction, across the town towards the sea. The bathroom comprises a bath with shower over, wash basin with vanity cupboards below and there is a separate WC.







The property benefits from having uPVC double glazed windows and heating is via electric night storage and panel heaters.

The Knowle Grange development is surrounded by south west facing communal gardens which are extremely well kept comprising sweeps of lawn and adjoining well stocked shrub borders. There is also visitors parking and residents refuge storage.

The private storage shed is situated at the bottom of the external staircase and the garage conveyed with this maisonette is number 15 and located in the lower communal block.

The development is only half a mile from the seafront via Station Road. The top of the High Street is less than half a mile away where there are numerous independent shops and High Street chains, a theatre, cinema, regular bus services to the surrounding area, beautiful public gardens and the regency esplanade.

**TENURE** We are advised that the property is Leasehold. We understand that the lease expires 25 March 2107. We are further advised that the property owns an equal share of the freehold interest and the development is professionally managed by Harrison, Lavers & Potburys. Holiday letting and pets are not permitted however long letting of a minimum of twelve months is allowed.

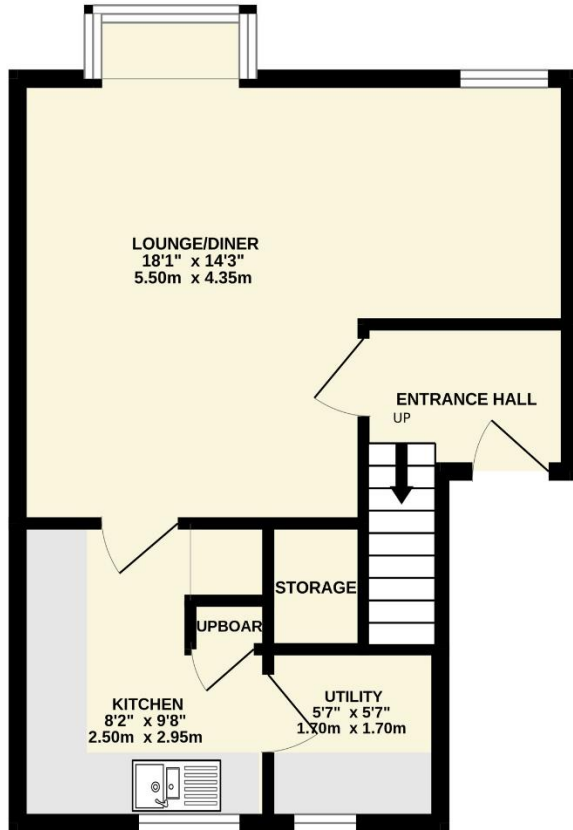
**SERVICE CHARGE** £130 per month. The service charge includes the water supply, maintenance of the communal grounds and insurance. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

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

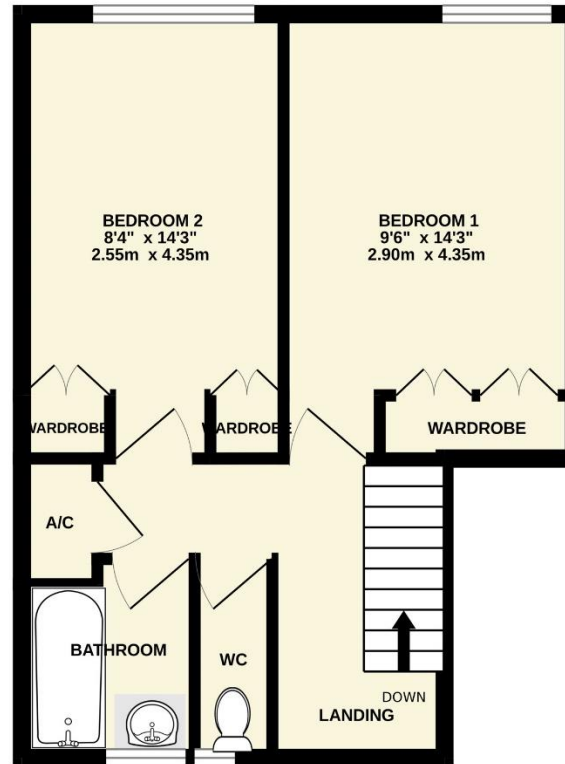
**EPC: C**



FIRST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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.  
Made with Metropix ©2024

**POSSESSION** Vacant possession on completion.

**REF: DHS02426**

**DIRECTIONS** At the top of the High Street turn left into All Saints Road and continue to the roundabout. Turn right into Station Road, continue through the pinch point and turn immediately left into Knowle Drive. Follow the road up and around to the right and Knowle Grange will be seen on the left.

**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.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

