



Jackdaws Antiques & Collectables

Regency House

Circa 1830

DESIRE

The White Horse  
CAFE & BAKERY

HLP

HARRISON  
LAVERS &  
POTBURY'S

Top Flat, 'Rings of Gold'  
Old Fore Street  
Sidmouth  
EX10 8LP

£185,000 LEASEHOLD

**A first and second floor maisonette forming part of a Grade II Listed building in the heart of the town centre, just a short walk from the esplanade and seafront.**

Offered for sale with no on-going chain, the property has been freshly decorated throughout internally and features gas fired central heating.

A communal entrance shared with the jewellery shop leads to an inner hallway with stairs rising to the first floor and the entrance to the flat. Once inside, the hallway leads to a good size sitting room with a tall sash window looking east and a sealed fireplace. The separate kitchen has a west facing aspect and is fitted with a good range of units, having a built-in electric hob, oven, microwave, fridge/freezer, dishwasher and washing machine. An inner hallway leads to a dressing and shower room that is fitted with a white suite and a mains shower.

Stairs rise to the second floor landing where bedroom one benefits from the front facing easterly aspect, with views over the town centre to Salcombe Hill. The room is a particularly good size and has a built in wardrobe. There is a second double bedroom with a west facing rear aspect and an en suite WC with basin.





There are no gardens to worry about and as such the property would lend itself well to those seeking an investment to let, a private second home or those looking to move away from garden maintenance and into a central, convenient location. The property is situated in the heart of the town centre within a Conservation Area and is just a few minutes walk from the esplanade and seafront. All town centre amenities are within a quarter of a mile, as are public car parks offering permits or in the case of Mill Street car park, the ability to rent a space from East Devon District Council.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 2002 – full details are to be confirmed.

**MAINTENANCE** We are advised by the vendor that the maintenance of the building and the cost of buildings insurance is split 70/30 with the jewellers on the ground floor, the larger share being paid by the maisonette.

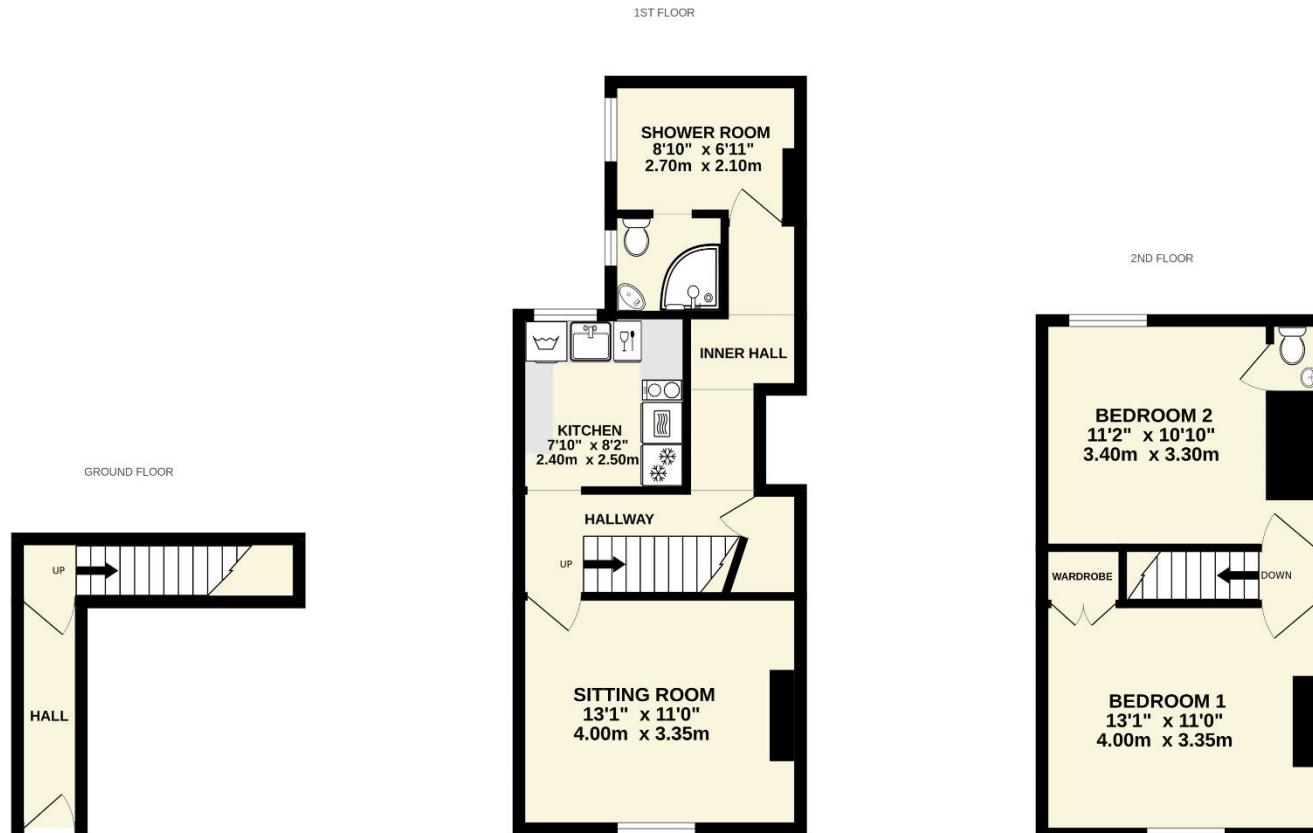
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is A.

**EPC: Grade II Listed**

**POSSESSION** Vacant possession on completion.

**REF: DHS02413**





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 on the A3052 from Exeter, turn right at the junction with The Bowd Inn to join the B3176. Follow the road down into Sidmouth and at the mini roundabout at The Woodlands Hotel take the first exit onto All Saints Road. At the next mini roundabout turn right onto High Street and follow the road down and around to the right until reaching the fork in the road with Fore Street and Old Fore Street. Old Fore Street is pedestrianised so those arriving by car will need to park on the High Street.

**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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