



HARRISON
LAVERS &
POTBURY'S

37 Cottington Court Sidmouth EX10 8HD

£315,000 LEASEHOLD

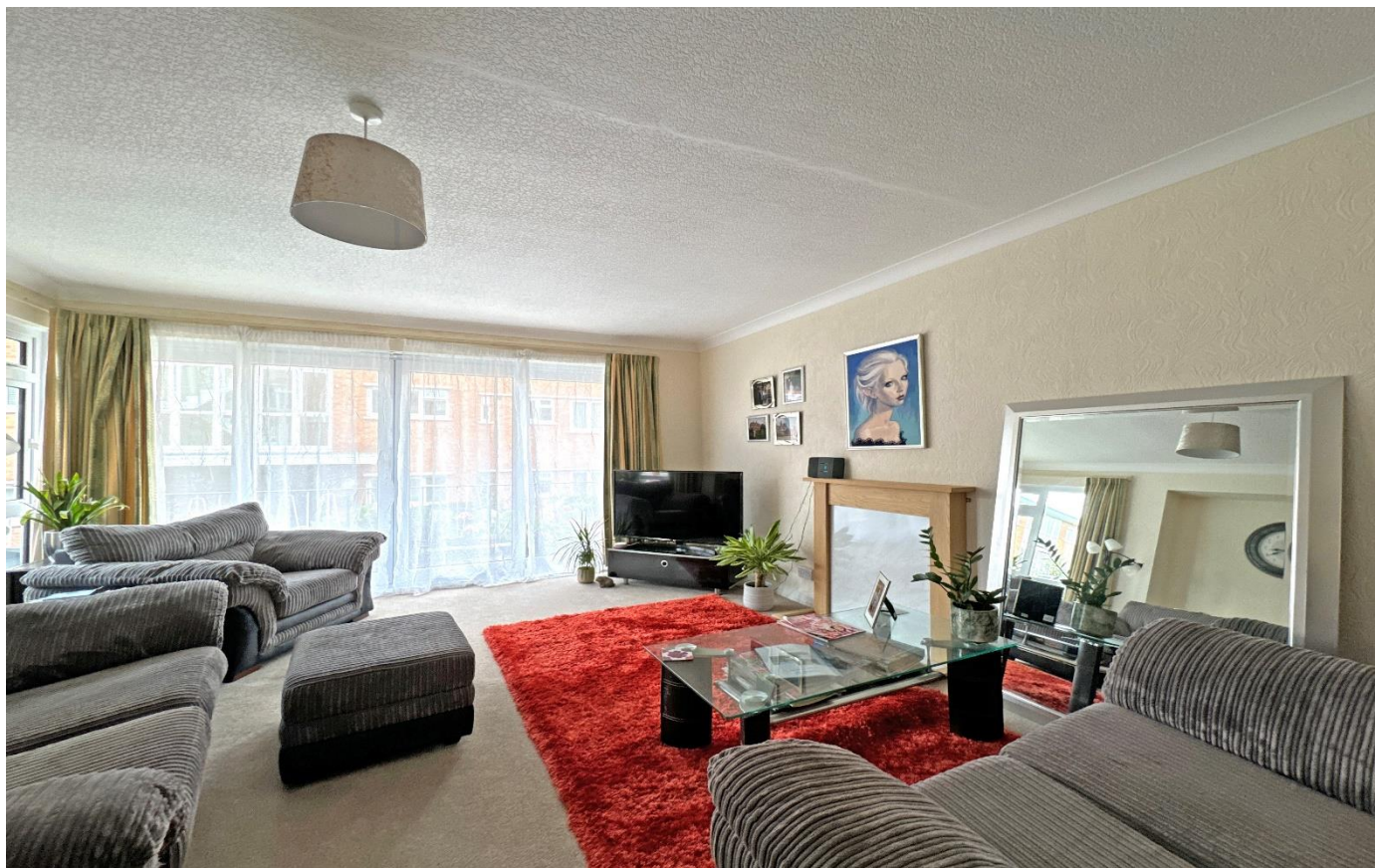
A purpose built, ground floor flat offering spacious accommodation, only half a mile from the town centre and seafront.

Offered for sale with no on-going chain, this purpose built flat is situated on the ground floor of the building with level access via a rear, communal door. Once inside, the accommodation is of good proportion with a particularly spacious sitting/dining room with balcony, having a south easterly aspect to the front. The separate kitchen is fitted with a good range of units and has space for an electric cooker, washing machine, dishwasher, fridge, freezer and tumble dryer.

There are two good size double bedrooms, both with built-in wardrobes, the main bedroom having a front facing south easterly aspect. Lastly, there is a bathroom and separate WC.

Cottington Court occupies a site of approximately two acres and features a large well kept communal garden, enjoying a south facing aspect with a mature tree lined boundary. There is pedestrian access onto Cotmaton Road and the main driveway entrance accessed via Cottington Mead leads to residents and visitor parking.

Cottington Court is located in a convenient position, only half a mile from the town centre and seafront. As such, the property is within easy reach of all town centre amenities that include numerous independent shops and High Street chains, popular cafes and restaurants, regular bus services, a cinema, theatre





and Regency esplanade. In addition, Sidmouth has a modern doctors surgery, cottage hospital, Waitrose, Lidl and sports clubs to include rugby, cricket and an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 20.07.1961. The freehold interest is held equally between the properties and within a resident's management company. The residents employ a professional managing agent, namely Harrison Lavers & Potbury's (Hillsdon Management) to run the day to day affairs of the development.

SERVICE CHARGE The current half yearly service charge is £2,133.16 (correct at September 2024). The property is liable for a one sixth share of a metered water charge. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

AGENTS NOTE We understand that pets and holiday letting are not permitted, although long term letting would be considered with the prior approval of the managing agents.

SERVICES Mains electric and water. No mains gas. Electric night storage heating and double glazing.

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

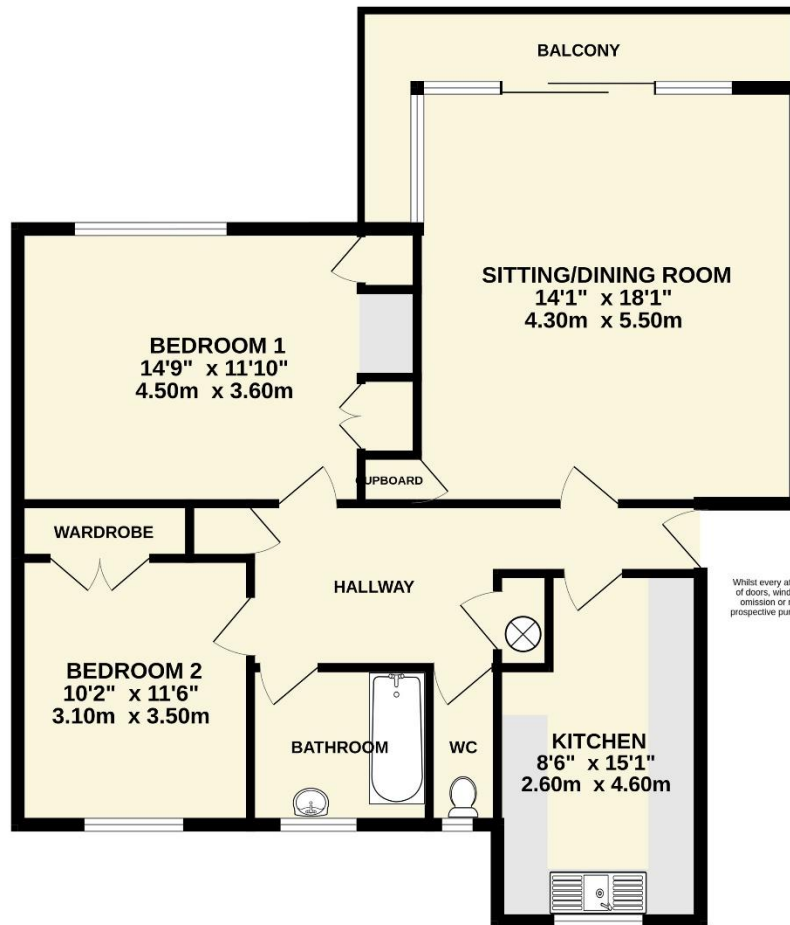
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02437



GROUND 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. Follow the road down into Sidmouth and at the mini roundabout at The Woodlands Hotel take the third exit to join Station Road, immediately turning right into Cotmaton Road. Take the second right into Cottington Mead and after a short distance the entrance to the development will be seen 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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