



HARRISON
LAVERS &
POTBURY'S

2 Lennox Avenue
Sidmouth
EX10 8TX

£300,000 LEASEHOLD

A smartly presented, purpose built first floor flat with newly fitted kitchen and carpets, close to the town centre, with parking and a garden.

Offered for sale with no on-going chain and to be sold with a newly created 999 year lease, this purpose built first floor flat is offered for sale in excellent decorative order, with gas central heating and double glazing. The well-proportioned accommodation is accessed via a self-contained entrance where there is ample space for coats and storage, with a turning staircase rising to the first floor and to a dining hallway with front facing window and storage. The sitting room has a south facing bay window with a pleasant view over neighbouring pre-war houses and to Salcombe Hill to the east. The newly installed Howdens kitchen features a number of cupboards, a breakfast bar, a built-in electric oven and hob and space for a washing machine and fridge/freezer. A wall mounted gas combination boiler serves heating and hot water.

There are two good size double bedrooms with bedroom one enjoying the south facing rear aspect and bedroom two having a bay window looking to the front. The bathroom is fitted with a white suite and with an electric shower over the bath, adjacent to which is a separate WC.





To the front of the property, a brick paved driveway provides off road parking and to the rear is an attractive, south facing, low maintenance garden.

Lennox Avenue is a pleasant cul de sac comprising detached houses and six purpose built flats set back from Vicarage Road in a secluded position, less than half a mile from the seafront. As such, the property is within short walking distance of all town centre amenities that include numerous independent shops and High Street chains, popular cafes and restaurants, regular bus services to the surrounding area, a cinema, theatre and Regency Esplanade. Sidmouth is an unspoilt town on the Jurassic Coast that offers a broad range of amenities to include Waitrose, Lidl, a modern doctors surgery, cottage hospital, award winning public gardens and beaches.

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

MAINTENANCE/SERVICE CHARGE Details are to be confirmed.

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

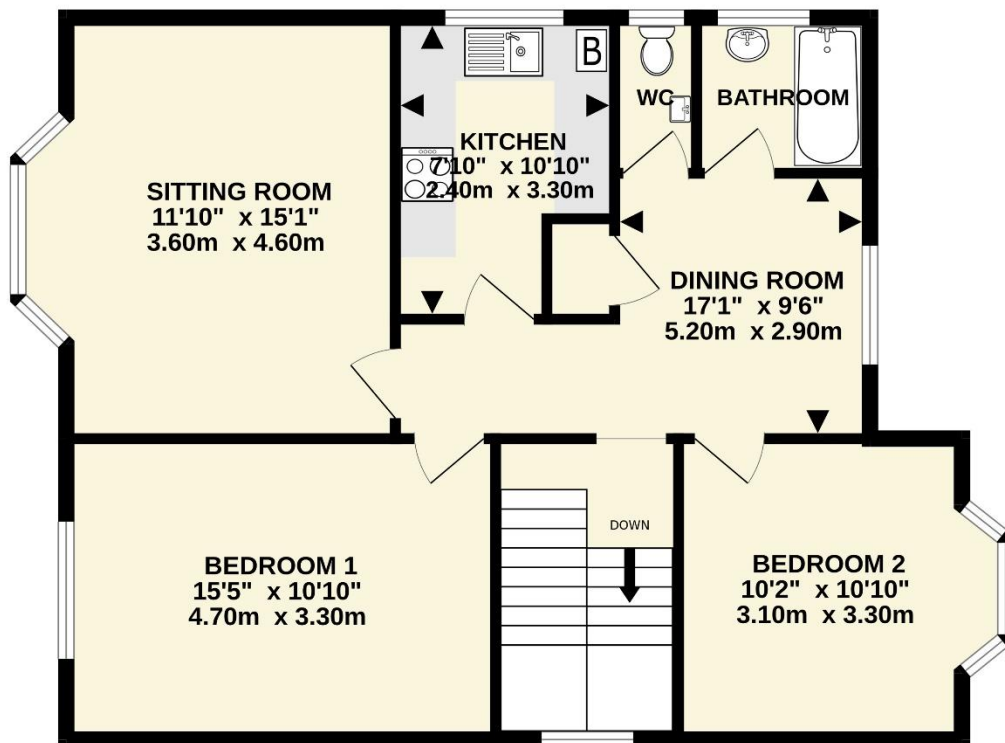
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02440



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 approaching Sidmouth via the A3052 from Exeter, turn right at the junction with The Bowd Inn to join the B3176. Follow the road down into Sidmouth to join Station Road and at the mini roundabout with The Woodlands Hotel take the first exit onto All Saints Road. At the end of the road at the mini roundabout take the first exit onto Radway, pass the cinema on the left and Salcombe Road on the right and take the next right into Lennox Avenue.

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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