





23 Lockyer Lodge  
South Lawn  
Sidford  
EX10 9FN

£305,000 LEASEHOLD

**Offered with no chain - A beautifully presented, west facing garden flat within a contemporary development exclusively for the over 60's, conveniently situated on a bus route and only a third of a mile from The Byes.**

This stylish garden flat is presented in excellent order throughout, with high quality fixtures and fittings. The flat is accessed via the secure main entrance with intercom and video screening to your television if desired. Passing through the owner's lounge and coffee bar area, stairs and a lift rise to the upper ground floor. Once inside the flat the entrance hallway has a useful storage cupboard. The sitting/dining room is of a good size and enjoys a west facing aspect with a glazed door opening onto a private patio. Attractively landscaped grounds screen the property from Sidford Road. The separate kitchen is fitted with contemporary units and has an integrated fridge/freezer, washing machine, oven and hob and fitted shelving.

The double bedroom is of a good size, again enjoys a west facing aspect and benefits from a walk-in wardrobe. The well-appointed shower room is attractively tiled, has fitted storage and a mains shower. The property is heated via a communal ground source heat pump system, serving both the heating and hot water.

Lockyer Lodge is Sidmouth's newest, age exclusive development for the over 60's. Discerning buyers will be impressed by the light, bright and beautifully decorated communal areas, in particular the owners lounge and coffee bar, with patio doors opening onto a







paved terrace. Additional features include a guest suite, lodge manager and 24-hour support system for peace of mind.

The development is surrounded by beautifully landscaped grounds and gardens that are maintained to a high standard. There is ample owners parking.

The development is conveniently situated on a regular bus route in and out of Sidmouth and to the surrounding area. A good range of day to day amenities are within short walking distance at Sidford and include a convenience store/post office. The Byes and River Sid are only a third of a mile away, with the town centre and seafront less than two miles. Sidmouth offers a broad range of independent shops and High Street chains, Waitrose, Lidl, a modern health centre, theatre, cinema and numerous sports clubs to include an eighteen hole golf course.

**TENURE** Leasehold. 999 years from 1 December 2020. Pets require prior permission from the Freeholder as does Long Letting. The lease dictates the seller pays 1% of the sale price to the Freeholder which is placed into the development's reserve funds.

**SERVICE CHARGE** The current service charge is £3,340.72, plus ground rent of £575 for the year ending November 2024 and paid in monthly instalments. The service charge includes water and sewerage rates, heating and hot water, gardening, window cleaning and all communal services.

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

**EPC: B**

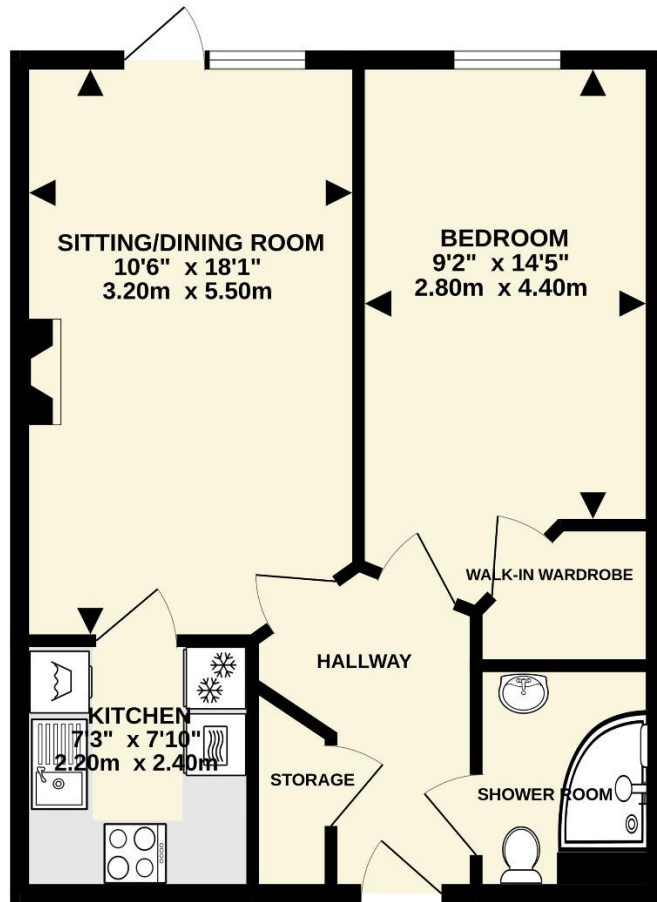
**POSSESSION** Vacant possession on completion.

**REF: DHS02441**





UPPER 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** At the Exeter Cross junction with Arcot Road and Sidford Road, take Sidford Road and drive away from the town centre. Follow the road for approximately one mile turning right into South Lawn. Lockyer Lodge will be found 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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