



SIDMOUTH
LIFEBOAT
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20 Trinity Court
The Esplanade
Sidmouth
EX10 8BE

£425,000 LEASEHOLD

A beautifully presented upper floor apartment with lift access, en suite, south facing balcony with sea views and secure parking.

Presented in excellent modern order throughout and with central heating and uPVC double glazing, this first floor apartment is accessed by both stairs and a lift. The entrance hall has good storage to include a cupboard housing the electric boiler and hot water cylinder. The kitchen is fitted with a good range of modern units, having an integrated fridge/freezer, double oven, gas hob and space for a washing machine. Sliding doors lead to the dining room, with an easterly outlook. The sitting room is of a good size and has a double aspect with a bay window and glazed doors opening onto the balcony. The balcony enjoys a south facing outlook directly to the sea and also easterly over the sailing club to Alma Bridge and Salcombe Hill cliffs.

The main bedroom is fitted with a range of wardrobes and storage, enjoys the easterly aspect and has a modern en suite shower room with built in storage. There is a second double bedroom again with the easterly outlook and built in wardrobes and storage. Finally, the main bathroom is fitted with a modern white suite to include a mains shower over the bath.





The entrance to Trinity Court is at the rear of the building where there is some visitor parking and gated access to the undercover parking area where the property has a single private space. As you enter the undercover parking the space belonging to the property is to the extreme right-hand end, numbered 31.

Trinity Court occupies an enviable situation within a Conservation Area on the seafront and as such is within short walking distance of all town centre amenities. There are regular bus services to the surrounding area and an excellent range of independent shops and High Street chains.

TENURE We are advised that the property is Leasehold, understood to be a term of 125 years from 1989. The property holds an equal share in the freehold interest and the owners of Trinity Court employ a professional managing agent, namely ourselves. We are advised that letting of any kind is not permitted and that pets would be considered with prior permission.

SERVICE CHARGE We are advised the current half yearly service charge is £2,025.44 to include lift surcharge for the period 1 July 2024 to 31 December 2024. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

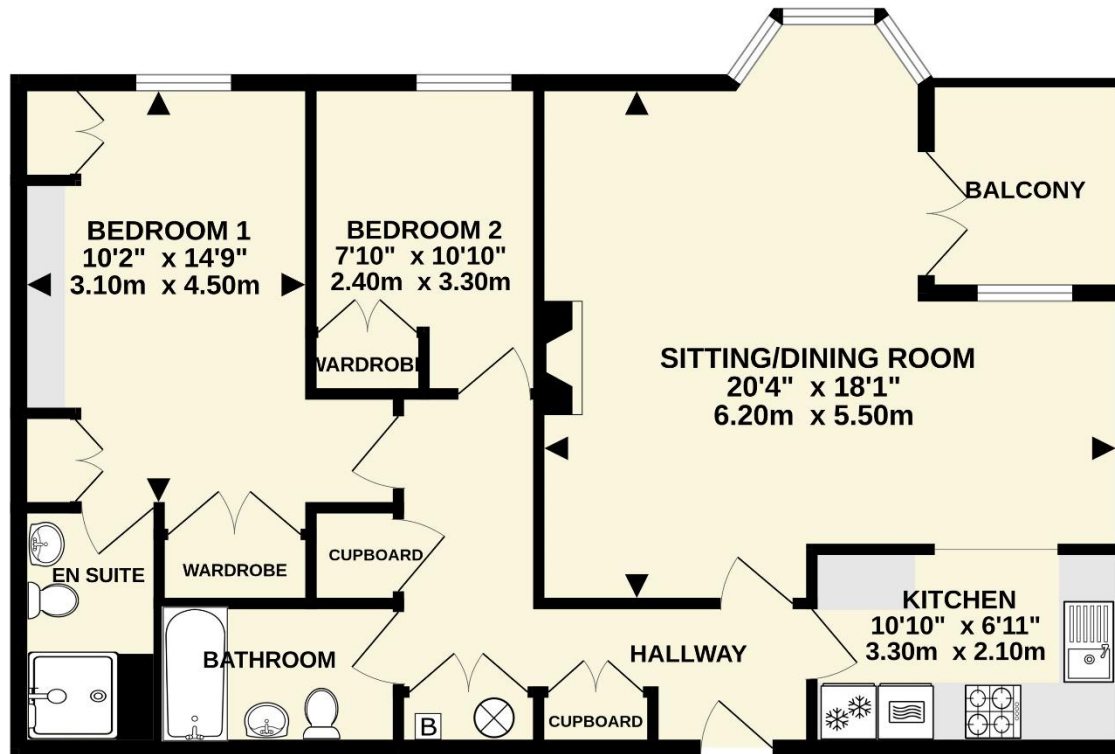
OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02412





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 junction with the Bowd Inn. Follow the B3176 into Sidmouth until reaching the mini-roundabout at the Woodlands Hotel. Take the second exit, Station Road, and proceed to the seafront. Turn left, continue along the Esplanade and Trinity Court will be seen on the left before the Sidmouth Lifeboat and Sailing Club. The entrance of the building will be found at the rear. If no visitor spaces are free, The Ham car park is opposite.

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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