



HARRISON  
LAVERS &  
POTBURY'S

4 Western Court  
Sidmouth  
EX10 8QS

£195,000 LEASEHOLD

**A purpose built, first floor balcony flat situated in a most convenient location just yards from the seafront. Offered with no chain.**

A communal main entrance with intercom to the property leads to a flight of stairs/lift rising to the first floor. A private entrance lobby leads to an inner door opening into the hallway of the flat which has a storage cupboard and airing cupboard with pressurised hot water cylinder. The kitchen has a south easterly facing window with a pleasant view over neighbouring cottages through to a narrow view of the sea. There are a good range of fitted units with an electric oven and hob, washing machine, fridge/freezer and microwave. Cutlery and crockery are also included in the sale. The sitting room has a uPVC double glazed sliding door opening onto a balcony with a pleasant view along Chapel Street.

There is a good size double bedroom with uPVC double glazed window, double bed and bedroom furniture. The bathroom is fitted with a white suite with a modern electric shower and uPVC double glazed window. There are modern electric heaters in the sitting room, bedroom and hallway that are fully programmable.





Western Court is situated in the heart of the town centre between The Triangle and seafront. As such the esplanade is a very short distance away as are numerous independent shops, High Street chains, cafes and restaurants. Roxburgh and Bedford Lawn Car Park are close by where permits and rental spaces are available.

**TENURE** Leasehold. 999 years from 2001. The property holds an equal share in the freehold interest and the owners of Western Court employ a professional managing agent, namely Harrison Lavers & Potburys (Hillsdon Management).

**SERVICE CHARGE** £180.00 per month - Correct at October 2024. Service charges are liable to change so it is recommended you confirm the position with your legal representative prior to purchase.

**ADDITIONAL INFORMATION** The property can be both holiday let and long let and we understand that pets require the permission of the management company.

Mains electric, water and drainage. No mains gas.

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

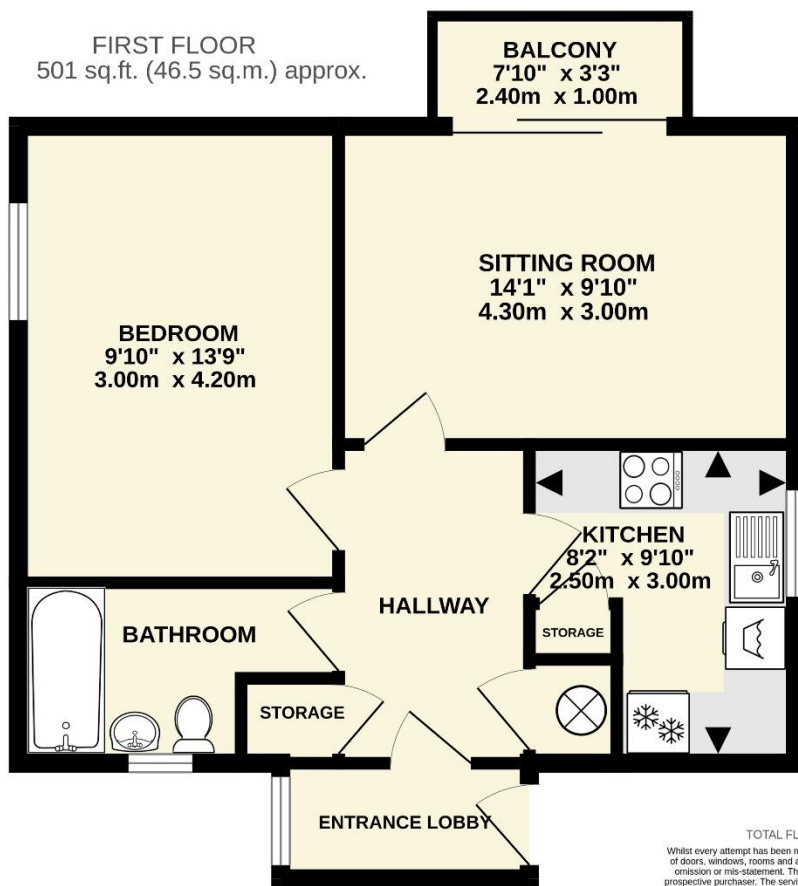
**EPC: E**

**POSSESSION** The property is currently run as a successful holiday let and is to be sold as seen ideally.

**REF: DHS01949**



FIRST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.5 sq.m.) approx.

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 bottom of Station Road by Bedford Lawn Car Park and the esplanade, turn left travelling east. Turn left immediately after The Riviera Hotel onto Chapel Street and Western Court will be found a short way along the road on the left. Those arriving by car to view are advised to park in the Bedford Lawn Car Park.

**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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