



 HARRISON
LAVERS &
POTBURY'S

15 Abbeydale
Manor Road
Sidmouth
EX10 8TA

Guide Price
£900,000 LEASEHOLD

A spacious three bedroom penthouse apartment, enjoying stunning views to the sea and having two balconies and a garage.

This spacious penthouse apartment forms part of this attractive purpose built development which was constructed in the year 2000. The development is conveniently situated within a short stroll of Sidmouth's town centre and seafront where there are an excellent range of amenities and services along with regular bus services to the surrounding area. The development has beautifully kept communal gardens, the majority being to the south side and there is a secure video entry and lift access to all floors. This particular apartment is one of only two apartments on the top floor of the building and as such has private lift access to its entrance.

On entering the apartment, an entrance lobby opens into the reception hall which has a walk-in storage cupboard along with Velux windows allowing lots of light. Double doors lead into a particularly spacious living area which has a high vaulted ceiling, arch top window and opens onto a covered balcony which takes full advantage of the southerly aspect and breathtaking views over the cricket field to the sea.





Adjoining the living space is the kitchen/breakfast room which has Karndean flooring and is fitted with a range of storage units and worksurfaces, with a central island unit. Built in appliances comprise a split-level double oven, gas hob, cooker hood, fridge/freezer, dishwasher and washing machine.

There are three double bedrooms, the main bedroom having French doors to a further covered balcony which again enjoys the stunning views. There is also a walk-in wardrobe and en suite shower room which comprises a large shower cubicle, WC and pedestal wash basin. Bedroom two and three have fitted wardrobes and matching drawers, with bedroom two having a further en suite shower room. There is also a separate bathroom comprising a bath, WC and pedestal wash basin.

Gas fired central heating is installed along with uPVC double glazed windows.

This apartment benefits from having a single garage which is situated within a small block and has an up and over door. There is also visitors parking. The communal gardens are attractively arranged and well maintained, with several paved seating areas with wooden benches and a wide variety of mature shrubs and trees.

TENURE We are advised that the property is Leasehold, held on a term of 1000 years from July 2000, however we understand the flat owners own an equal share of the freehold.

SERVICE CHARGE There is an annual service charge, paid quarterly, of £3080. 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 F.

EPC: C

POSSESSION Vacant possession on completion.

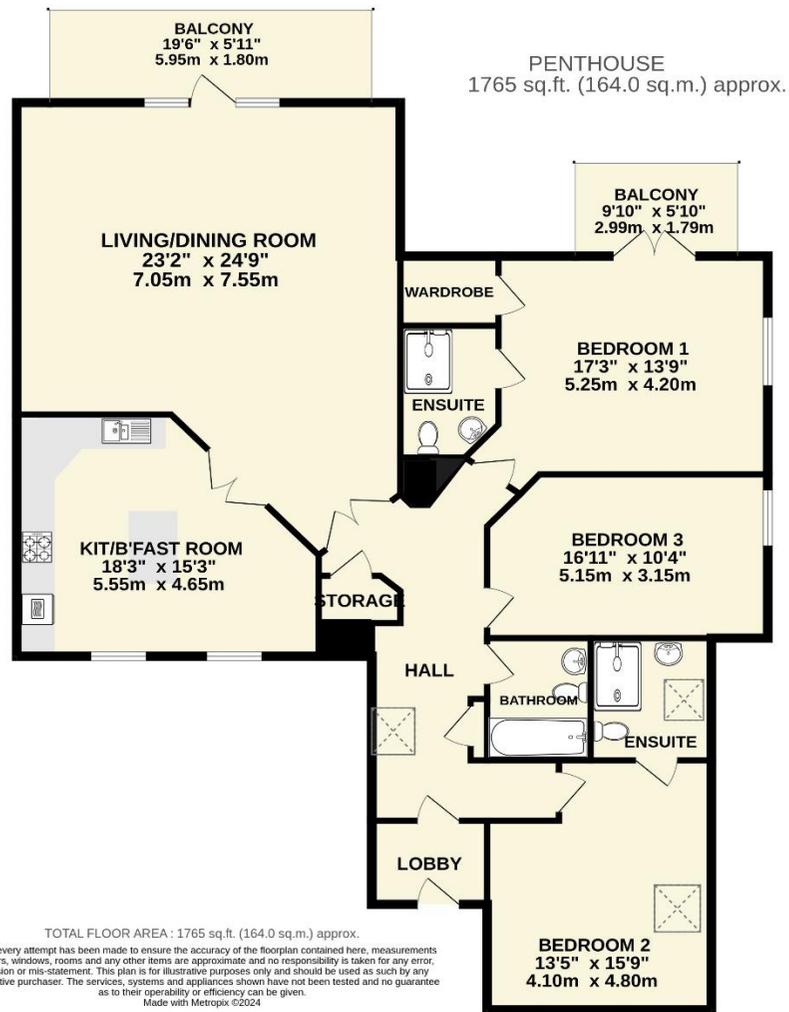
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DIRECTIONS From the esplanade proceed into Station Road passing Fortfield Terrace on the left and the next turning left is Manor Road. Pass the Manor Pavilion Theatre on the left and the entrance to Abbeydale will be seen a little way along on the left.

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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