



HARRISON
LAVERS &
POTBURY'S

28 Orchard Close
Sidford
Sidmouth
EX10 9RF

£169,950 LEASEHOLD

A ground floor purpose built flat within level walking distance of the centre of Sidford, the Byes and River Sid.

Offered for sale with no ongoing chain, this purpose built ground floor flat has gas central heating and double glazing. A secure communal entrance leads to the property and once inside, the entrance hall has a storage cupboard and handset connecting to the telecom/entry system to the building. A good size sitting/dining room has a front facing aspect over the communal gardens of Orchard Close and a separate kitchen is fitted with a range of units to include a built in oven and hob with space for a washing machine and fridge/freezer. There is also a built in larder cupboard and a wall mounted gas combination boiler.

The main bedroom looks to the front aspect and has a built in storage cupboard. There is a second bedroom looking to the rear and finally a bathroom with a white suite and mains shower over the bath.

There are communal lawn gardens to the front and rear. Access to the rear is via a lobby from the communal hallway where there is a good size, secure storage cupboard belonging to the flat. The rear garden has a south facing aspect and a patio adjoins the rear of the flat. Parking is available close by.





The property is situated less than a quarter of a mile from the centre of Sidford where there is a Spar convenience store/Post Office, popular fish and chip shop, public house amongst other amenities and regular bus services to the surrounding area. The Byes and River Sid are also within a quarter of a mile and offer a picturesque walk of around two miles down to the town centre and seafront. Sidmouth is an unspoilt town on the Jurassic coastline benefitting from numerous independent shops, high street chains, cafes and restaurants. Notable amenities include Waitrose, Lidl, a cinema, theatre and indoor swimming pool.

TENURE We are advised that the property is Leasehold, held on a term of 125 years from 12.10.1987.

SERVICE CHARGE The building and communal grounds are maintained by the freeholder, East Devon District Council. The service charge for 2023 was £471.85. Service charges are liable to change and it is advised you check the position with your legal advisor prior to purchase.

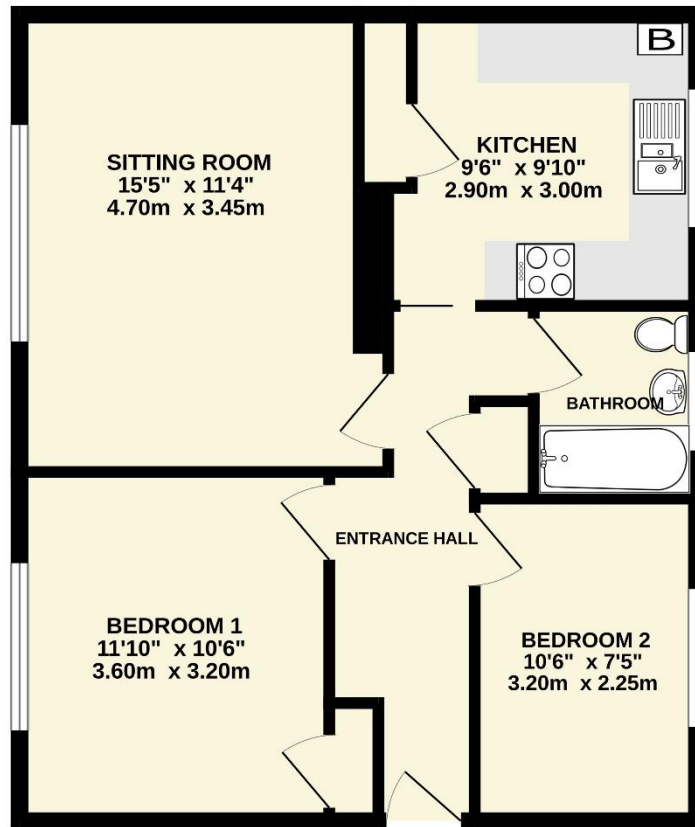
OUTGOINGS We are advised by East Devon District Council that the council tax band is B.

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02459

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, pass the Bowd Inn and Kings Garden Centre on the left. Continue along Sidford High Street down to the crossroads at Sidford then straight across onto Church Street. Pass the Spar on the right hand side and take the next right into Warrens Mead. Take the first right into Orchard Close, bear left and to the head of the cul-de-sac where the flats will be seen ahead of you.

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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