



HARRISON  
LAVERS &  
POTBURY'S



# 6 Western Court Sidmouth EX10 8QS

## £200,000 LEASEHOLD

**A south facing, purpose built first floor flat with lift access, balcony and parking space, conveniently situated behind the esplanade on the edge of the town centre.**

Offered for sale with no ongoing chain, this well presented first floor flat has uPVC double glazing and electric heating. The property is approached from the main entrance by both stairs and a lift and is currently rented as a successful holiday let. Should someone have a similar plan, the contents are available by separate negotiation.

Once inside, an entrance hallway has an airing cupboard and intercom handset to the main entrance. The sitting dining room is a good size and has south facing, sliding doors opening onto a balcony. A separate kitchen is fitted with a good range of modern units with built in fridge/freezer, oven, electric hob and space for a washing machine that is available separately.

The double bedroom is of a good size and features built in wardrobes. Lastly, the shower room is fitted with a white suite and electric shower.







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 and numerous independent shops, high street chains, cafes and restaurants are within easy reach.

**PARKING** The property has a parking space situated beneath the building, numbered 6, and measuring 2.1 metres at its narrowest point by 3.9 metres deep.

**TENURE** We are advised that the property is Leasehold - 999 years from 23.08.2001. The property holds an equal share in the freehold interest and the owners of Western Court employ a professional managing agent, namely Harrison, Lavers and Potbury's (Hillsdon Management). We are advised that holiday letting and long term letting are permitted and that pets require the prior permission of the management company.

**SERVICE CHARGE** £180 per month, correct at November 2024. Service charges are liable to change so it is recommended you confirm the position with your legal representative prior to purchase.

**SERVICES** Mains electric, water and drainage. No mains gas.

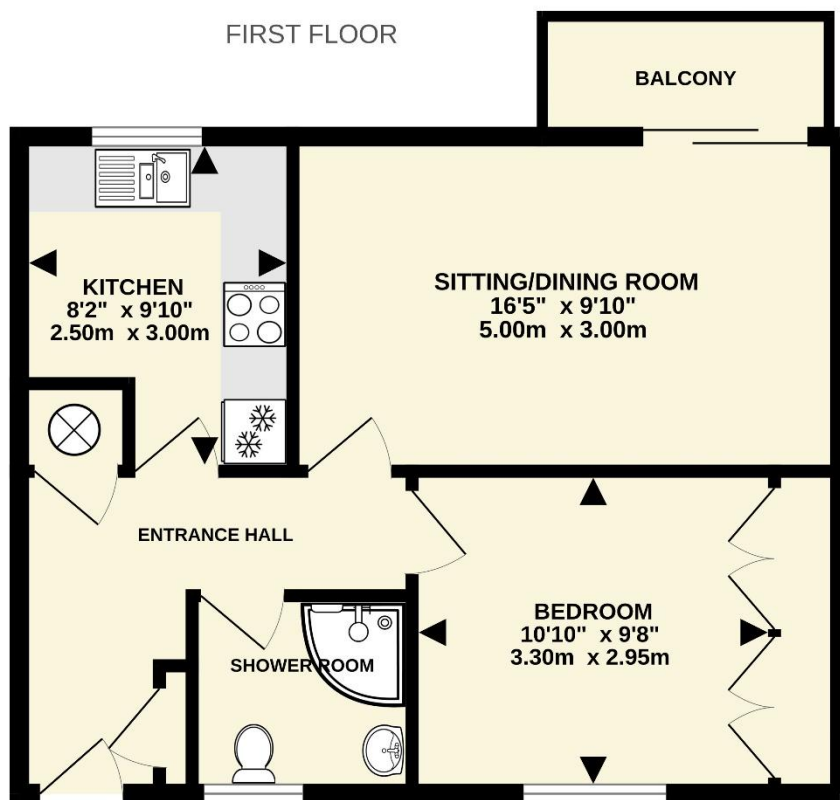
**OUTGOINGS** The vendor currently pays business rates.

**EPC: E**

**POSSESSION** Vacant possession on completion. The contents are available to purchase by separate negotiation.

**REF: DHS02464**





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, turn right at the junction with the Bowd Inn. Follow the B3176 onto Station Road and at the mini roundabout with the Woodlands Hotel, take the third exit to continue along Station Road down to the seafront. At the esplanade turn left and immediately after the Riveria Hotel, turn left again onto Chapel Street. Western Court will be seen a short way along on the left hand side. Those arriving by car to view are advised to park in the Bedford Lawn Car Park at the bottom of Station Road.

**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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