



HARRISON
LAVERS &
POTBURY'S

Flat 30,
Western Court
Sidmouth
EX10 8QS

£275,000 LEASEHOLD

A conveniently situated first floor balcony flat with secure undercover parking and situated within a short stroll of the town centre and esplanade.

This purpose built two bedroom flat offers well presented accommodation and is currently a successful holiday let.

The flat is accessed via a communal hallway which has an entrance security system along with stairs and a lift rising to the upper floors.

On entering the flat an entrance hall has two storage cupboards. The lounge/dining room enjoys a lovely open outlook over The Triangle and towards the cricket field and has French doors leading onto a balcony. An adjoining kitchen offers a range of storage units with worksurfaces, a built-in split level oven, ceramic hob and cooker hood along with a freestanding washing machine and fridge/freezer. A further storage cupboard houses the wall mounted gas fired boiler.

The two bedrooms are to the rear of the flat, both enjoying a southerly aspect. The bathroom is fitted with a white suite comprising a shaped panelled bath with shower over along with a pedestal wash basin, WC and chrome heated towel rail. In addition to this is a separate WC.

The flat is neutrally decorated throughout and benefits from having gas fired central heating along with uPVC double glazed windows.





Western Court occupies an almost level position within minutes walk of the town's amenities, along with The Esplanade and seafront where there is an excellent range of facilities. The flat overlooks The Triangle where there are regular bus services to the surrounding area.

Within the development is an undercover secure parking area where there is an allocated space (number 30) conveyed with this flat.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 2001. The property owns an equal share in the freehold interest and the development is professionally managed.

SERVICE CHARGE £180 per calendar month (correct as at 1 January 2025). Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

AGENTS NOTES

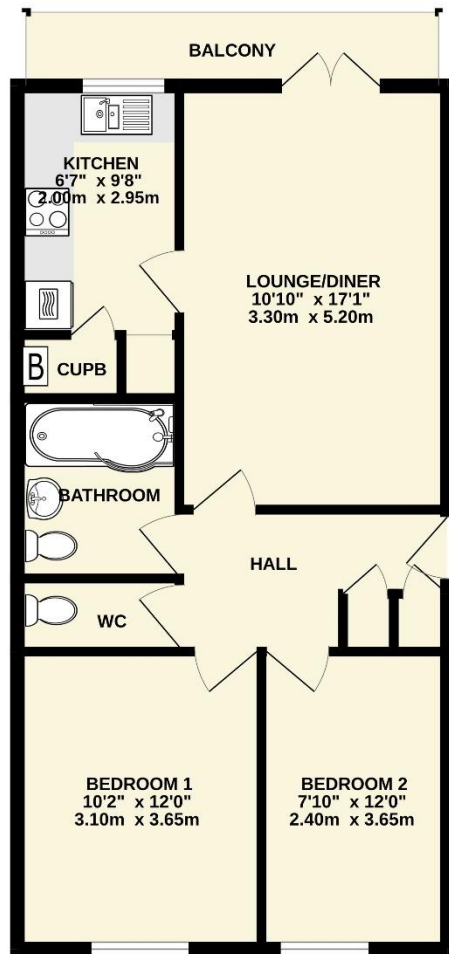
1. Holiday and long letting is permitted. Permission must be sought for pets.
2. Contents/furniture are also available by separate negotiation.

SERVICES Mains gas, water, sewerage and electricity are connected.

BROADBAND AND MOBILE Basic, Superfast and Ultrafast broadband are available with predicted speeds of 16 to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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





FIRST FLOOR
601 sq.ft. (55.9 sq.m.) approx.

TOTAL FLOOR AREA: 601 sq.ft. (55.9 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.
Made with Metropix 6/2025

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02477

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

