



HARRISON
LAVERS &
POTBURY'S

1 Lockyer Lodge
South Lawn
Sidmouth
EX10 9FN

£310,000 LEASEHOLD

A beautifully presented ground floor apartment occupying an enviable position within this contemporary, age exclusive development.

We are delighted to be marketing this stunning, one bedroom, ground floor apartment arguably situated in one of the most favourable positions within the development. The property offers deceptively spacious accommodation throughout, is immaculately presented and with a private patio and superb views to Trow Hill. Once inside a spacious hallway has a large walk-in storage cupboard and an additional cloaks/general storage cupboard. A good size sitting/dining room offers ample space for living and dining furniture and features a patio door opening onto a private patio area extending to meet the manicured, communal gardens and grounds beyond. Views from this room are simply stunning and look easterly to Trow Hill. A separate kitchen is accessed off which also enjoys the impressive views. There is a comprehensive range of base and eye level units with work surfaces and tiled splash backs. Built in appliances include a waist height oven, four ring ceramic hob with extractor hood, fridge/frost-free freezer, washer/dryer and a dishwasher.

The bedroom is a generous double room with the useful addition of a walk-in wardrobe with bespoke fitted rails and shelving. The adjacent shower room is well appointed with a large shower cubicle, WC, wash basin, heated towel rail, vanity unit with storage and large mirror over.

The development has beautifully kept gardens with a resident's terrace and private parking.





Lockyer Lodge is Sidmouth's newest, age exclusive development for the over 60s. Discerning buyers will be impressed by the light, bright and beautifully decorated communal areas, in particular the owners' lounge and coffee bar with patio doors opening onto a paved terrace. Additional features include a Careline system monitored by the Lodge Manager during the day and 24 hours a day, 365 days of the year by the Careline team. The Careline system also features secure video entry, controlled via the resident's telephone. A guest suite is also available for visiting friends and family. Residents are also entitled to use the guest suites at all Churchill retirement developments across the country.

LOCATION Lockyer Lodge is located just a short stroll from the centre of Sidford where a convenience store/post office, a hairdresser, two popular pubs and a restaurant can be found whilst a large modern health centre and Waitrose are less than a mile away. Sidford is a pretty village on the outskirts of the popular seaside town of Sidmouth considered to be the gateway to the beautiful landscape of the Jurassic Coast. Large parts of the town are designated Conservation Areas as is the centre of Sidford. The picturesque Regency town has an excellent selection of independent shops, restaurants and amenities to include an indoor swimming pool, library, theatre, cinema and cottage hospital.

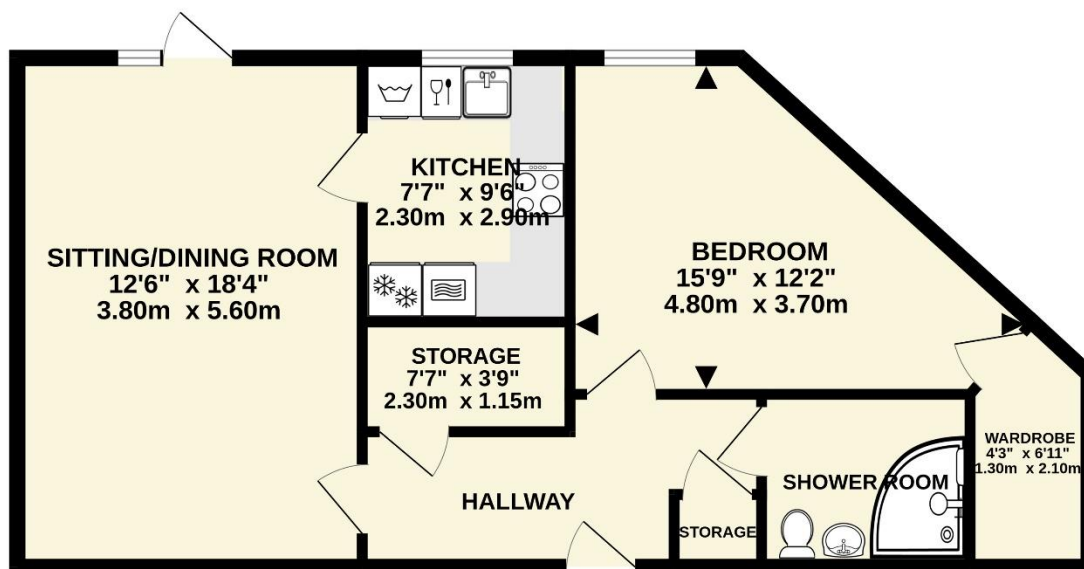
TENURE Leasehold. 999 years from 28.01.2021. Pets require prior permission from the freeholder as does long letting. The lease dictates the seller pays 1% of the sale price to the freeholder which is placed into the development's reserve funds.

SERVICE CHARGE Year ending 30.11.2023 the service charge was £3,274.57. Ground rent was £575 for the same period. The service charge includes buildings insurance, Lodge Manager, Careline system, water and sewerage rates, heating and hot water, gardening, window cleaning and all communal services. Service charges are liable to change and you should therefore check the position before making a commitment to purchase.

BROADBAND AND MOBILE Basic, Superfast and Ultrafast broadband are available with predicted speeds of 7 to 1,000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.



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.
Made with Metropix ©2025



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

EPC: B

SERVICES Mains water, sewerage and electricity are connected.

POSSESSION Vacant possession on completion.

REF: DHS02482

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

