



HARRISON
LAVERS &
POTBURY'S

10 Temple Gardens Sidmouth EX10 9XZ

£105,000 LEASEHOLD

A ground floor flat forming part of an age exclusive, courtyard style development. Only three quarters of a mile from the seafront.

Presented in good order throughout and having had new carpets, decor and kitchen fronts since 2023, this ground floor flat is ready for immediate occupation. Once inside, the hallway has a storage cupboard and airing cupboard. The sitting room has an easterly aspect with a view to Salcombe Hill and a separate kitchen with window overlooking the courtyard gardens.

The double bedroom has built-in wardrobes and has the easterly aspect. The bathroom has a modern bath with shower over, basin and WC. There is electric heating and modern double glazing.

Resident's facilities include a lounge and kitchen, laundry and drying area, full-time house manager and residents parking which operates on a first come, first served basis.





The communal grounds of Temple Gardens centre around a courtyard style garden offering privacy and seclusion from the outside world. A communal patio adjoins the flat and provides a seating area to enjoy the view.

Temple Gardens stands in a convenient situation, set back from Temple Street and within short walking distance of regular bus services into the town, a Spar/Post Office and popular public house, The Volunteer Inn. The Byes and River Sid are also close by and the town centre and seafront are only three quarters of a mile away. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street having numerous independent shops, High Street chains and popular restaurants.

TENURE Leasehold. 125 years from January 1987. We understand a purchaser can be of any age, however persons resident in Temple Gardens must be of 60 years of age or over. The property can be let on a shorthold tenancy basis, however, holiday letting and Airbnb are forbidden. Pets are permitted, with dogs kept on a lead at all times.

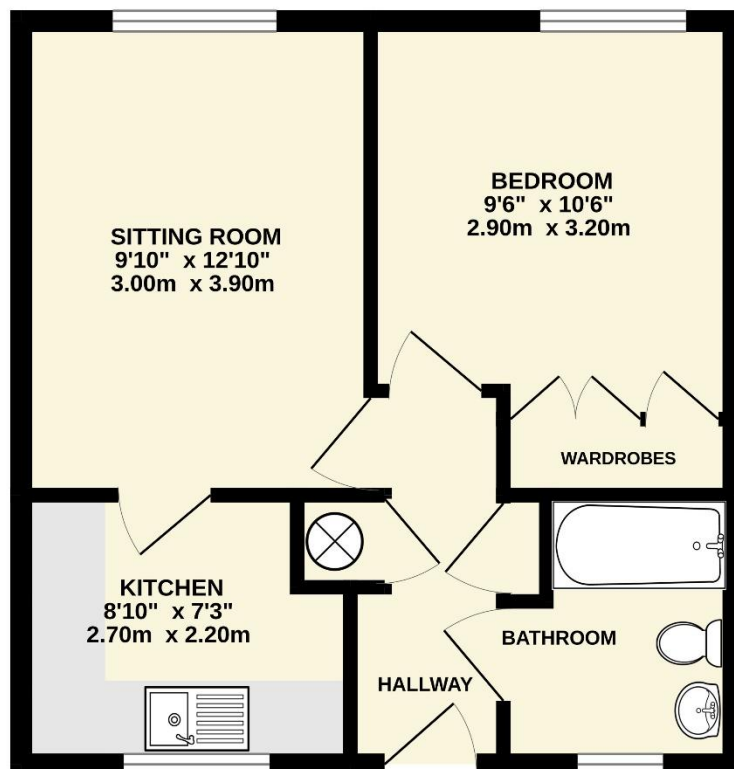
SERVICE CHARGE Managed by Sanctuary Housing. £311.69 a month. £10 Ground Rent per annum. Correct at April 2025. Charges are liable to change so it is advised you check the position with your legal representative, prior to purchase.

SERVICES Mains electricity, water and drainage are connected. No mains gas.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1800 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 5/2025



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

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02521

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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