



HARRISON  
LAVERS &  
POTBURY'S



Flat 1, Livonia House  
Sidford Road  
Sidmouth  
EX10 9JD

£365,000 LEASEHOLD

**A beautifully presented and much improved garden flat forming part of a 19<sup>th</sup> Century, Grade II Listed building, close to The Byes and River Sid.**

This spacious and versatile property offers a sympathetic blend of period features and contemporary comforts. A number of rooms have high ceilings, there are period plaster mouldings, timber panelling and tall, glazed doors looking easterly to Salcombe Hill. There is a modern kitchen and bathroom and gas central heating.

A communal entrance with pillared porch leads to the front door, beyond which is a long entrance hallway with oak doors. A particular feature of the property is the superb, open plan living/dining and kitchen, that features a high ceiling in excess of ten foot, with high skirting boards and picture rails. Tall glazed doors look easterly and there are connecting doors to the study and rear lobby. The kitchen is fitted with a range of units to include a built-in dishwasher, oven and gas hob. The rear porch has a utility room off with wall mounted gas boiler and space and plumbing for a washing machine. A separate sitting room has tall glazed doors looking easterly, a high ceiling with period plaster mouldings, high skirting boards and a panelled recess.

The main bedroom is dual aspect, again with tall glazed doors, panelled window reveal, with window seat and a high ceiling with period plaster mouldings, as found in the sitting room. Bedroom two is a good size double room, again with tall glazed doors, taking in the view through to Salcombe Hill.







A useful study has a connecting door to a third, double bedroom. The bathroom is fitted with a white suite with an electric shower over the bath.

A shared gravel driveway leads past the property to a hardstanding, providing private, off-road parking for two cars. The gardens are uncommonly large, featuring a formal garden with beds and borders and a second area of garden laid to lawn extending to meet the banks of the Wool Brook. In addition, there is land that extends northerly along the Wool Brook to Sidford Road. This area is densely populated with mature trees.

Livonia House stands on the corner of Livonia Road and Sidford Road and is just a short walk to The Byes and River Sid. The amenities at Woolbrook Road that include Lidl are only a quarter of a mile away, Sidmouth College is within half a mile and the town centre and seafront are just a mile away. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from numerous independent shops, High Street chains and popular restaurants. In addition, there is Waitrose, a theatre, cinema and beautiful Regency Esplanade.

**TENURE** We are advised that the property is Leasehold, held on a term of 125 years from 01.01.2011. The Freehold is shared between the flat owners.

**MAINTENANCE CONTRIBUTION** £75 per calendar month. Correct at May 2025. Charges are liable to change, you should therefore check the position before making a commitment to purchase. Buildings Insurance is paid separately.

**SERVICES** Mains gas, electricity, water and drainage are connected.

**BROADBAND AND MOBILE** Ultrafast broadband is available in the area with predicted speeds of 1800 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 C.

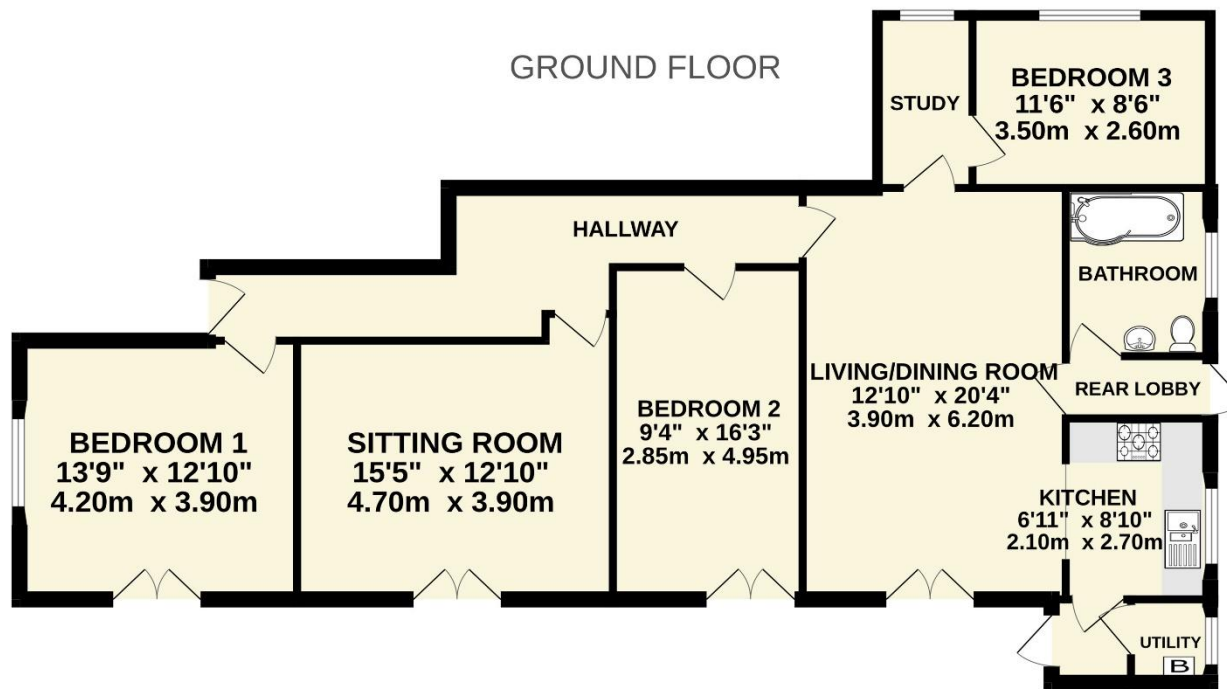
**EPC: N/A - Grade II Listed**

**POSSESSION** Vacant possession on completion.

**REF: DHS02530**

**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.



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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