



HARRISON  
LAVERS &  
POTBURY'S



40 Powys House  
All Saints Road  
Sidmouth  
EX10 8DE

£295,000 LEASEHOLD

**A purpose built first floor flat, forming part of an age exclusive development situated close to the town centre and seafront and with a single garage.**

Forming part of a popular development built in the 1980's, this balcony flat is located on the first floor with lift access from the main entrance hallway. The property is offered for sale with no on-going chain and has double glazing and electric heating. Once inside the entrance hall has storage cupboards and an airing cupboard housing the hot water cylinder. A spacious dual aspect sitting dining room has a stunning south facing view over the town centre and down to the sea. The view also extends easterly along Salcombe Hill. A separate kitchen is fitted with a range of units to include a built-in oven, electric hob and fridge/freezer.

The main bedroom is a large double and there is a second double bedroom, both rooms having south facing sea views. The shower room has an electric shower, WC and basin and there is also a separate WC.

Powys House stands within attractive communal grounds of around five acres, with large lawn garden, enjoying a southerly aspect with a mature tree lined boundary. The grounds provide residents with a surprising degree of seclusion considering the close proximity to the town centre and seafront.

Owners benefit from a laundry, spacious lounge with veranda, greenhouse, reading areas, guest suites and a full-time house manager.

There is resident's/visitor parking and pedestrian access via Connaught Close, providing a convenient walk through to All Saints Road and on to the town centre. The property owns a single garage numbered 20.







Powys House stands in Conservation Area, close to the town centre and seafront.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 1982.

**SERVICE CHARGE** There is a service charge for each apartment at Powys House, which is payable monthly in advance and covers the following items: the House Manager's salary, the maintenance, repair and re-decoration of building structures and communal area facilities, maintenance of the laundry and its equipment and the two guest suites (which are available at a nominal cost for the use of the residents' visitors), all external window cleaning, gardening, the cost of the water, gas and electricity for the communal areas (where applicable), buildings insurance plus contents insurance for the common areas, furnishing and equipment. The management charge for administration purposes is levied by the Housing Association or their agent in line with the housing corporation guidelines. The current annual charge is £4,677.36 correct at May 2025. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

**SERVICES** Mains electricity, water and drainage are connected. There is no mains gas.

**BROADBAND AND MOBILE** Ultrafast broadband is available in the area with estimated download speeds of 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 D.

**EPC: C**

**POSSESSION** Vacant possession on completion.

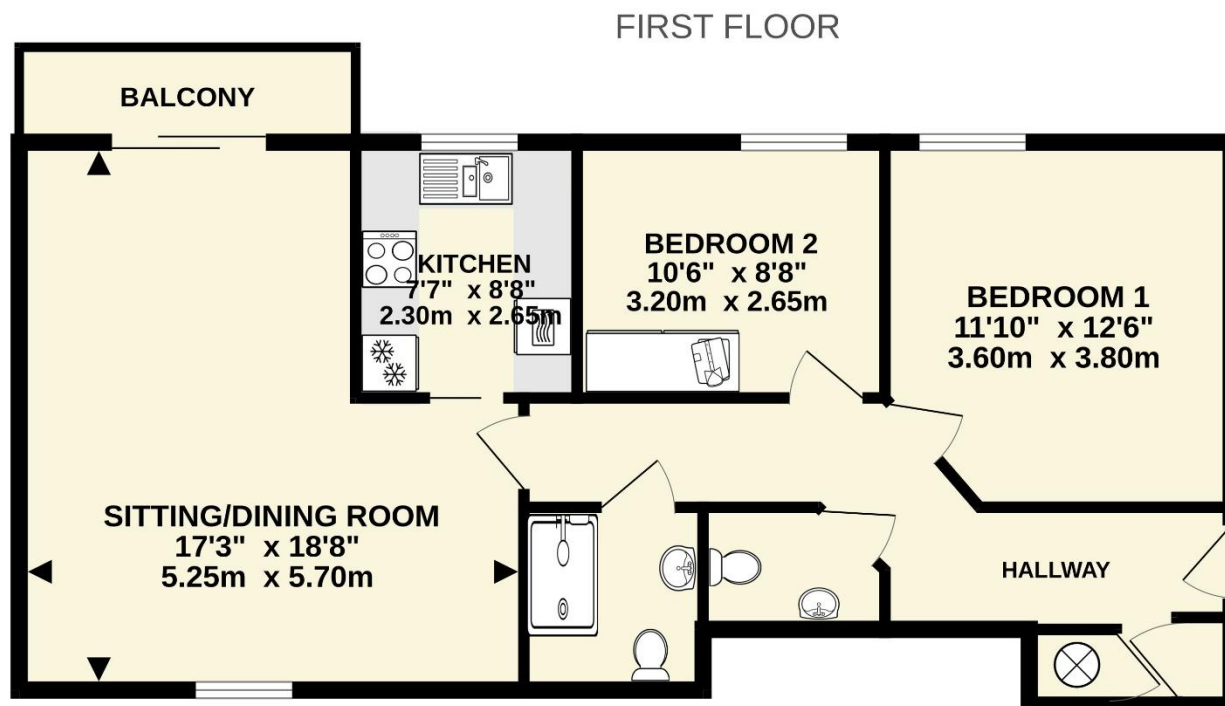
**REF: DHS02531**



**AGENTS NOTE** A resident must be 55 years of age or over. The lease contains specific arrangements for the re-sale of apartments. Re-sales are conducted on the seller's behalf by the freeholder, Retirement Properties Ltd. The arrangements for the fees and costs which apply to this process have been amended by voluntary agreement with the Competition and Markets Authority. The sellers will be responsible for the fees to the estate agent, solicitor and any other costs such as the EPC, and in addition a fee calculated at 4% of the lower of the sale price or the sellers original purchase price, is payable to the freeholder.

**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.  
Made with Metropix ©2023



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

