



First Floor Flat 132 High Street Sidmouth EX10 8EE

£250,000 LEASEHOLD

A spacious and contemporary, two bedroom, first floor flat situated in Sidmouth`s town centre.

The flat is neutrally decorated throughout and offers spacious accommodation. Accessed from the High Street, a secure front door opens into a communal entrance with wide staircase rising to the first floor where there are three self-contained flats.

This first floor flat comprises a reception hall with airing cupboard off, the kitchen offers a range of storage units, work surfaces and tiled splashbacks and there is an integrated fridge and dishwasher, along with a freestanding electric cooker and washing machine. The kitchen also incorporates a small breakfast bar.

A feature of the property is the lounge/dining room which is of a good size and has two windows overlooking the High Street. This gives access to two double bedrooms, one facing east and the other west. A separate bathroom is fitted with a modern white suite and comprises panelled bath, WC, pedestal washbasin and separate shower cubicle.





The flat benefits from having uPVC double glazed windows along with modern electric heating.

In more recent years the flat has been used as a successful holiday let, although could equally be a very comfortable home.

The town centre offers an excellent range of amenities which are within a short stroll and regular bus services to the surrounding area are available from both All Saints and Vicarage Road. The Esplanade and seafront are also easily accessible.

TENURE We are advised that the property is Leasehold and will have a new 999 year lease.

MAINTENANCE We understand this flat contributes 25% of maintenance of the front section of the building (the rear single storey section is 100% responsibility of Tesco's). Buildings insurance is split 50/50 between the first floor and second floor flats. The ground floor retail unit has separate buildings insurance.

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

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02179

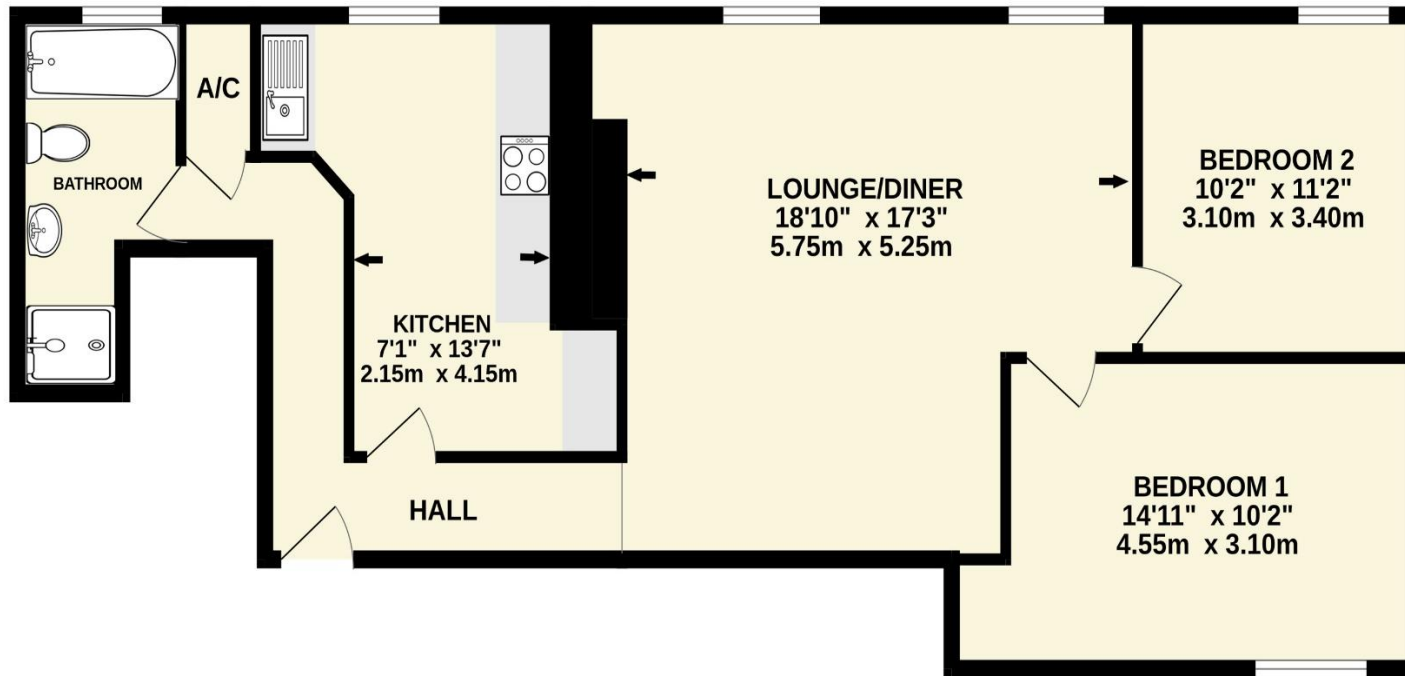


FIRST FLOOR
869 sq.ft. (80.7 sq.m.) approx.

DIRECTIONS The flat is situated to the top of Sidmouth's High Street above Tesco supermarket.

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.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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.
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