



2nd Floor Flat
132 High Street
Sidmouth
EX10 8EE

£250,000 LEASEHOLD

A spacious three bedroom first floor maisonette conveniently situated on Sidmouth's High Street.

This well presented and modernised first floor maisonette is situated within a short stroll of the town's amenities along with bus services, The Esplanade and seafront.

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.

The maisonette has an entrance hall with stairs rising to the upper floor and also gives access to a large double bedroom which enjoys a lovely easterly aspect towards Salcombe Hill and has a modern en suite shower room which comprises a shower cubicle, wash basin and WC.

The majority of the accommodation is on the upper floor and comprises a landing with Velux window along with airing cupboard, a large kitchen/dining/sitting room enjoys a dual aspect with lovely views towards Salcombe Hill, the kitchen area comprising a range of storage units, worksurfaces and tiled splash backs along with an integrated dishwasher, fridge and freestanding electric cooker and washing machine.





Two further bedrooms both have a built in wardrobe, one having a similar outlook to the living space with views towards Salcombe Hill. A separate bathroom comprises a bath, separate shower cubicle along with wash basin and WC.

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

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

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.

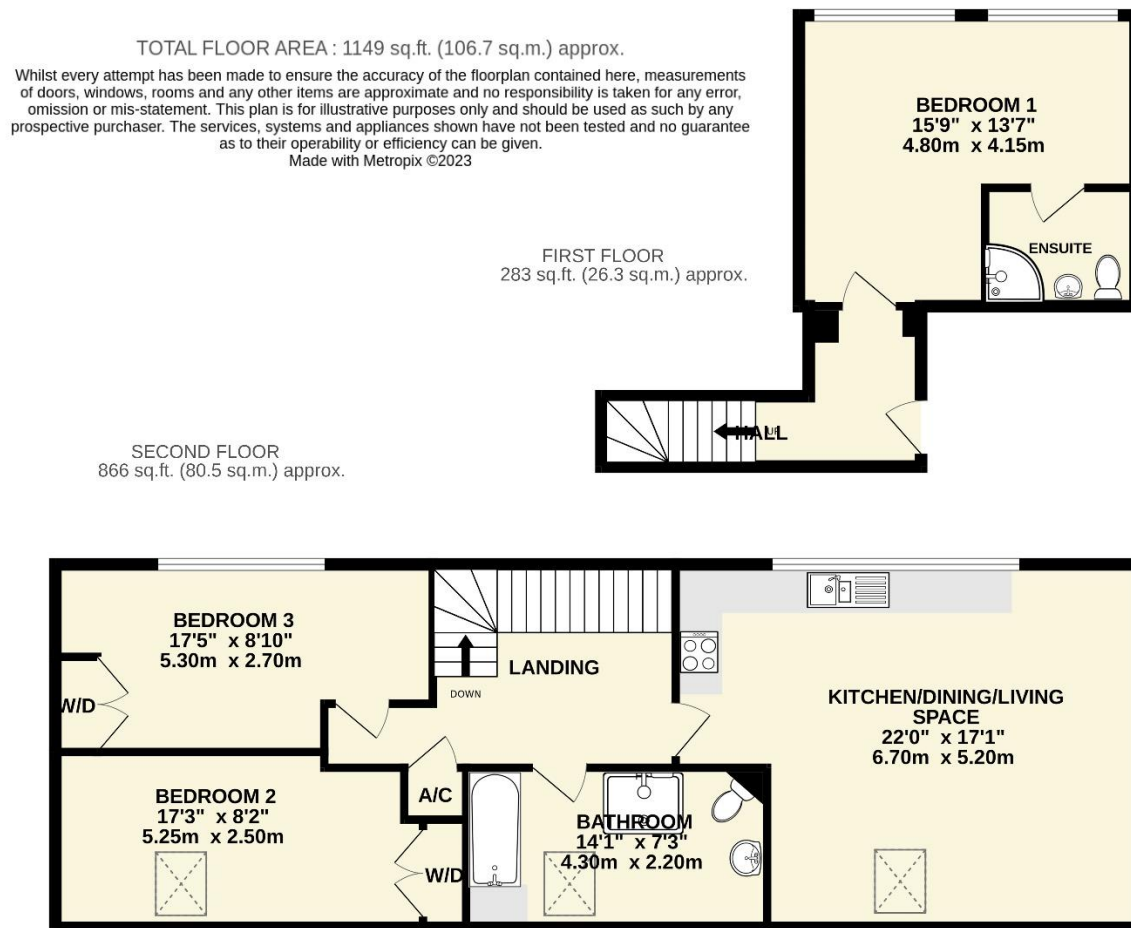
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DIRECTIONS The flat is situated to the top of Sidmouth`s High Street above Tesco supermarket.

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.



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