



THE COURTYARD

THE COURTYARD
FULLY LICENSED CAFE RESTAURANT

Willow Studio

Rincon COFFEE

WELCOME TO
THE COURTYARD
FULLY LICENSED
CAFE RESTAURANT
OUTSIDE SEATING

126

THE BED CENTRE

HLP HARRISON
LAVERS &
POTBURY'S

1st Floor Maisonette
128 High Street
Sidmouth
EX10 8EE

£225,000 LEASEHOLD

A spacious three/four bedroom first floor maisonette situated within a short stroll of town centre amenities and bus services.

The maisonette has been modernised and is situated over a commercial shop and is accessed via a shared internal staircase with two other flats. On entering the maisonette an entrance lobby opens into a reception hall which has the stairs rising to the upper floor along with an airing cupboard and a useful WC/cloakroom.

A large lounge/dining room has two windows, enjoying a westerly aspect and there is a separate dining room/bedroom four which enjoys a view towards Salcombe Hill and has fitted shelving.

The kitchen offers lots of storage along with worksurfaces and space for appliances and there is a separate bathroom fitted with an attractive white suite and comprises a bath, separate shower cubicle, WC and wash basin.

To the first floor there are three bedrooms, bedroom one enjoying an easterly aspect with a view towards Salcombe Hill and bedrooms two and three enjoy a westerly aspect with an outlook towards Muttersmoor.





The flat is neutrally decorated throughout and has new floor coverings. uPVC double glazed windows are installed and there is modern electric heating via night storage and panel heaters.

TENURE We are advised that the property is Leasehold, held on a new 999 year lease.

MAINTENANCE The maisonette is responsible for 50% of repairs and insurance of the building.

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

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02181

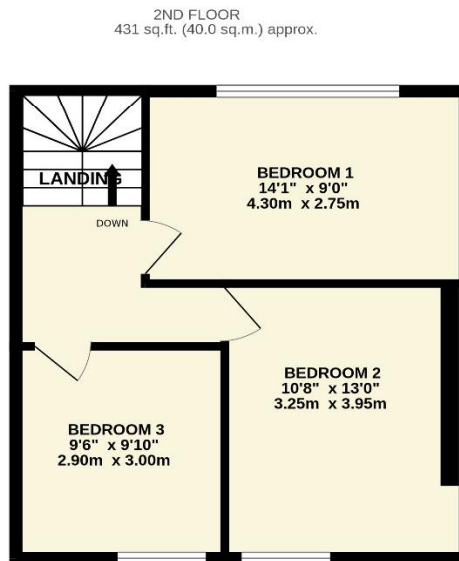




TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

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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DIRECTIONS From our High Street offices, proceed up the High Street towards the mini roundabout and the property will be seen on the right.

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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