



Flat 7 Vale Court, Church Street, Sidford, EX10 9RE

Guide Price £175,000

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This ground floor apartment forms part of this popular residential development. The property is located in a supremely convenient position, only a short level walk from a selection of amenities at Sidford and bus stop. In addition, Vale Court is within close reach of Waitrose supermarket and the Beacon Medical centre.

The accommodation briefly comprises of a partly glazed front door which opens onto a hallway with a useful storage cupboard. The living /dining room is a pleasant reception space with a deep storage cupboard and glazed doors which open out onto a patio area that enjoys the afternoon and evening sunshine. The kitchen is superbly appointed and features a good range of stylish base and wall mounted units with roll edge worksurfaces and tiled splashbacks. A window overlooks the front and there is room for a number of appliances.

The bedroom is a comfortable double size with a window overlooking the rear and a great range of fitted wardrobes with hanging space and overhead storage. The shower room comprises of a corner shower cubicle with a mira electric shower unit, a wash basin with mixer tap over and a low level wc.

The front of the property is approached over a paved communal courtyard. Parking is located to the side and rear of the development with one allocated space attached to the property with an additional visitors space when required. There is a communal drying area and refuse area located to one corner.

VIEWING By prior appointment with Redfern's 01395 512544

SERVICES We understand all mains services are connected

TENURE Leasehold held on a 120 year lease from 1995

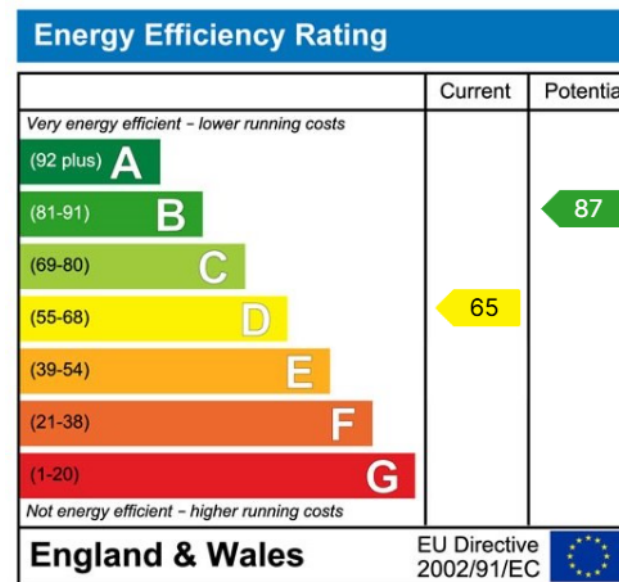
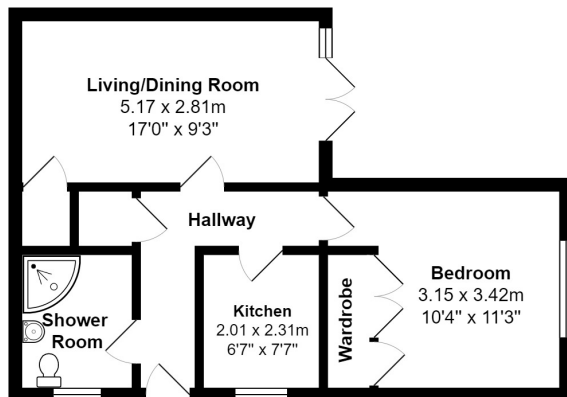
OUTGOINGS Council Tax band B

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Entrance Hallway
- Living/Dining Room
- Kitchen
- Bedroom with fitted wardrobes
- Modern Shower Room
- Shower Room
- Off Road Allocated Parking
- Convenient location
- Energy Rating D



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