



15 The Laurels, Sidmouth, Devon, EX10 8UX

Guide Price £299,950

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This comfortable ground floor apartment forms part of a sought after development located approximately 1/2 a mile from Sidmouth town centre and a little further to The Esplanade. The development is set in established grounds which offers a pleasant and peaceful setting. The property has been maintained to a superb standard during the current owners tenure and is ready for immediate occupation.

The accommodation briefly comprises of a communal entrance foyer with a secure entry system. A private, internal front door opens onto the entrance hallway that offers two useful storage cupboards and an airing cupboard. The living room is a lovely, dual aspect, reception space with sliding doors that open onto a southerly facing terrace. The terrace is an excellent, sheltered space that enjoys a charming outlook across the communal ground and enjoys distant views towards the town. (the best of which can be seen during the winter months). The kitchen also enjoys a southerly outlook over the communal grounds and offers a good number of wooden fronted base and eye level units and display cabinet. There is a selection of integrated appliances to include an electric oven with a four ring hob above, a fridge/freezer and a dishwasher.

Bedroom 1 is a comfortably sized double bedroom with a large fitted storage unit and an easterly facing window. This bedroom has the benefit of an en suite shower room comprising a partly tiled white suite with a low level wc, wash basin and shower cubicle with a thermostatic shower unit. Bedroom 2 is a smaller double bedroom with an outlook towards the rear of the development. The bathroom comprises of a modern white suite with a panelled bath, wash basin with fitted storage below and a low level wc with a concealed cistern, complimented by a stylish, partly tiled surround.

The Laurels is a modestly sized development set in superbly tended grounds adorned with a variety of established plants, shrubs, trees and hedging. There are a selection of seating areas within the development that are available for all residents to enjoy. Each property benefits from a single garage and there is plenty of additional parking available for the residents and their guests. The main entrance to The Laurels adjoins Brewery Lane however, there is a pedestrian access from the development into Elysian Fields which is a more direct route to the town.

An excellent apartment offered with no onward chain. Early inspection recommended.

VIEWINGS By prior appointment with Redferns on 01395 512 544

SERVICES We understand that all mains services are connected with the exception of gas.

OUTGOINGS Council Tax Band D

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

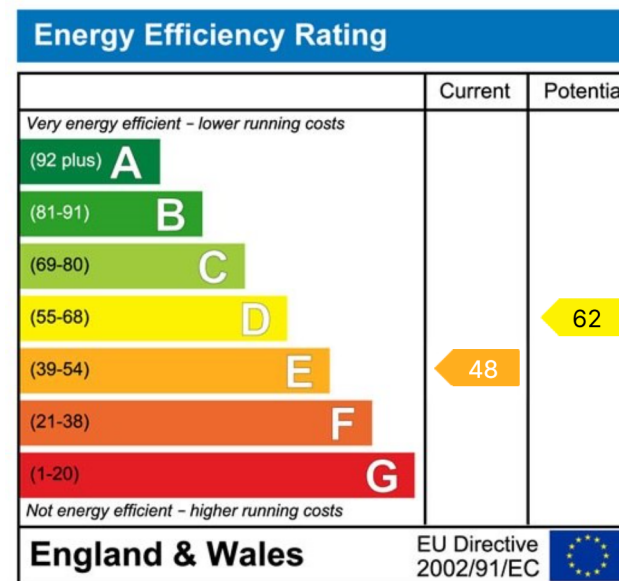
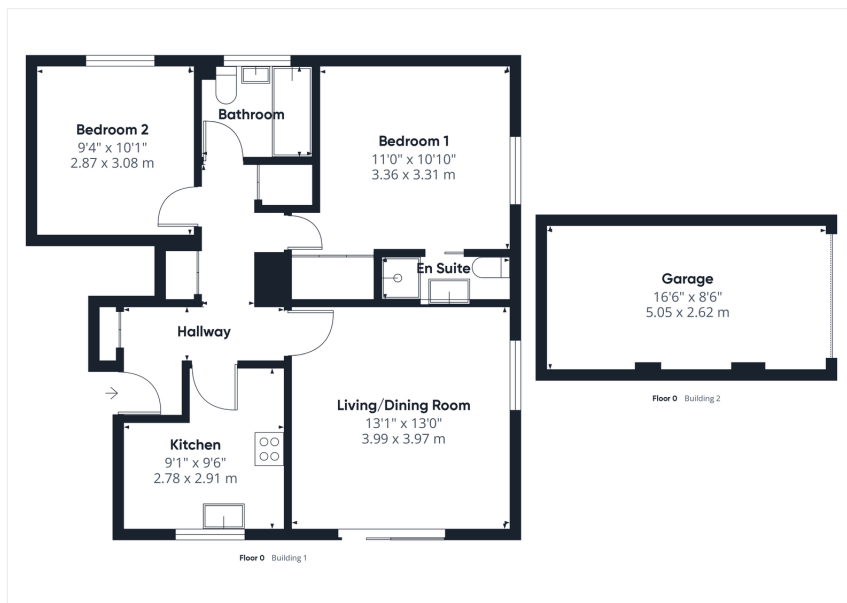
TENURE Leasehold - 999 years from 01.01.2011 (986 years remaining. Occupants own part of the overall Freehold.

We understand that the current maintenance charge for 2024 is £175pcm which covers the maintenance, repair and re-decoration of building structures, communal area facilities and also buildings insurance.





- Secure Entrance Foyer
- Private Entrance Hallway
- Dual Aspect Living Room
- Private Balcony/Terrace
- Kitchen
- Master Bedroom with En Suite Shower Room
- Second Bedroom
- Modern Fitted Bathroom
- Delightful Communal Grounds
- Energy Rating D



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