



HARRISON
LAVERS &
POTBURY'S

13 Anstis Court
Woolbrook Road
Sidmouth
EX10 9XL

£199,950 LEASEHOLD

A well presented, first floor flat with lift access, two double bedrooms, modern kitchen, private parking and with no chain.

This purpose built, first floor flat presents well throughout, with gas central heating, double glazing and is within the only block at the development to have lift access. Once inside, an open plan sitting/dining room has a Juliette balcony looking south easterly towards Salcombe Hill. The separate kitchen is modern and well appointed with a built-in oven, gas hob, washing machine, fridge and freezer.

The main bedroom has a range of wardrobes that will be included in the sale. The en suite WC was originally a shower room, so it is assumed a cubicle could be reinstalled. A second double bedroom also has fitted wardrobes and the main bathroom has a shower fitted over the bath.

A private single parking space belongs to the property and is numbered 13. There is a communal refuse and recycling store and a bike shed.





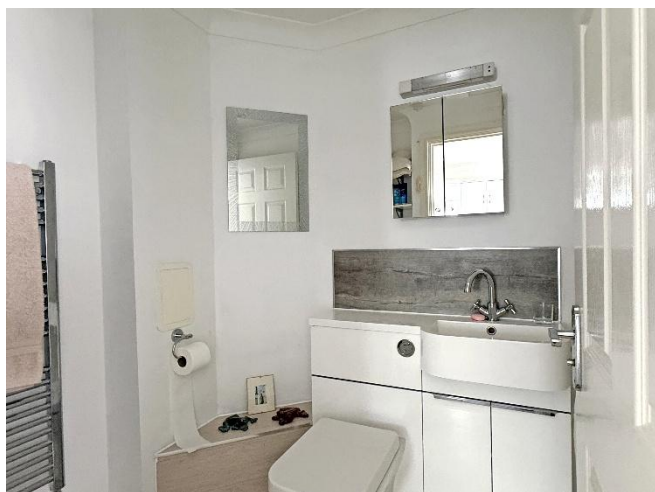
Anstis Court is a modern development of flats, built around 20 years ago, occupying a level position in the Woolbrook area of Sidmouth, just a short walk from a good range of amenities. These include a convenience store, Lidl supermarket, petrol station/convenience store, bus services and a bakery. Sidmouth Primary School is nearby, Waitrose and Sidmouth College are a short drive away and the town centre and seafront are a mile and a half away. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street having numerous independent shops, High Street chains and popular restaurants.

TENURE We are advised the property is Leasehold, held on a term of 999 years from 19.07.2004. The property holds an equal share in the freehold interest, held within a flat owner's management company. The owners employ a professional managing agent, namely Harrison Lavers & Portbury's (Hillsdon). We are further advised that long-term letting is permitted and pets require prior permission.

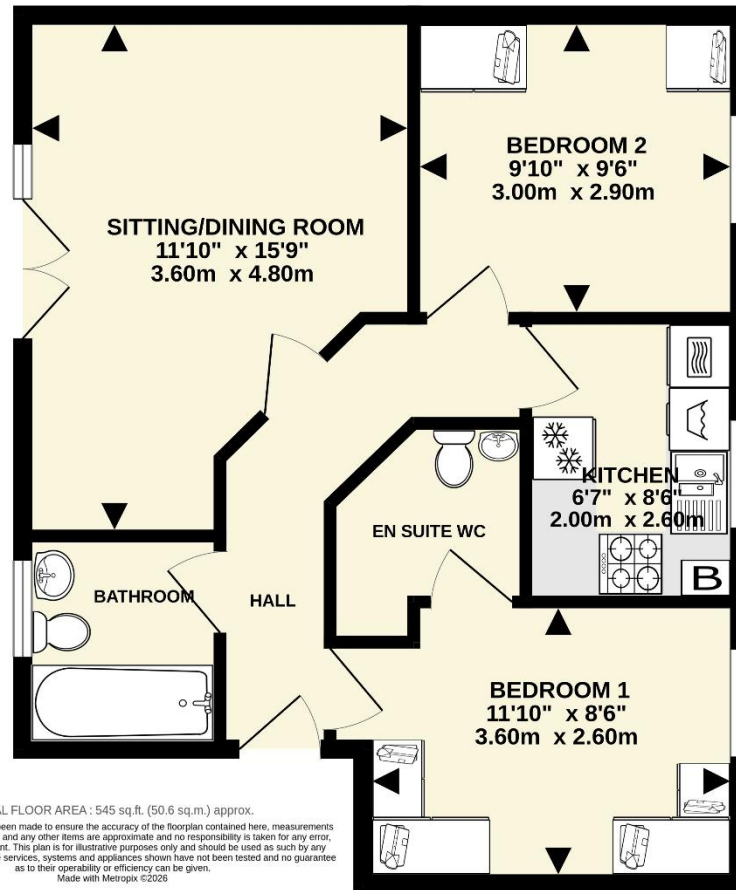
SERVICE CHARGE £1,968.60 for period 25 December 2025 to 24 December 2026. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - August 2026



FIRST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



COUNCIL TAX We are advised by East Devon District Council that the council tax band is C.

EPC: B

POSSESSION Vacant possession on completion.

REF: DHS02704

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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