



Seafield Road, Sidmouth, EX10 8HE

Guide Price £350,000

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This beautiful first floor flat occupies an excellent position within this purpose built block of only nine apartments on three floors. The development is sought after and well regarded within the town. There is a secure front door with telephone entry system. The communal foyer has both stair access and a passenger lift rising to all floors. This flat is perfectly located within 5 minutes easy walking distance of the town centre and The Esplanade. and has the benefit of being fully uPVC double glazed and has a modern gas fired central heating and hot water system.

The accommodation is generously proportioned and briefly comprises of a private entrance hallway with three useful storage cupboards, a spacious Living Room which has a fantastic outlook over the sizeable balcony and across the super communal gardens with views towards Salcombe Hill to the East. There is a quality fitted kitchen with an extensive range of base and wall mounted units and more enjoyable views to the East. There are two generously sized double bedrooms, one of which has a full range of fitted wardrobes. The bathroom is fully tiled with a white suite comprising a panelled bath, wash basin and wc with a concealed cistern. There is a separate cloakroom which again is fully tiled with wc and basin.

On entering the development a tarmac driveway provides ample visitor parking and access to the garaging. Single Garage 4.92m (16'2) x 2.39m (7'10) with up and over door and electric power and light. Landscaped gardens and lawns surround the main building and the larger part of the gardens lie on the southern side of the property with beautifully well tended lawns, well stocked shrub borders and an extensive range of mature trees. A rear pedestrian access leads to Seafeld Lane, which in turn provides quick and easy access to Manor Road and beyond to the Esplanade and to the Sidmouth shopping areas.

DIRECTIONS [what3words ///system.island.tent](#)

VIEWING By prior appointment with Redferns 01395 512544

SERVICES We understand all mains services are connected

TENURE Leasehold held on a 189 year lease from December 1976

OUTGOINGS Council Tax band E. Maintenance charge is presently set at £2600 per annum to include Cleaning of the communal areas, gardening, lighting, and building insurance. Ground Rent £25.00 Per Annum

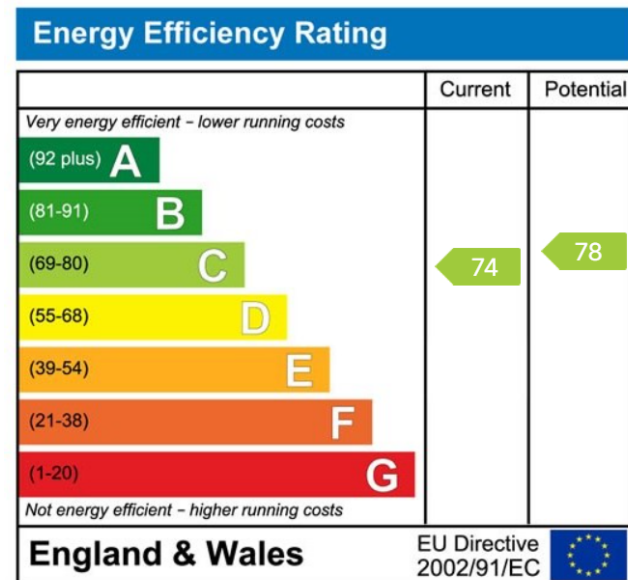
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered





- Communal Entrance with passenger lift to all floors
- Living/Dining Room
- Modern Fitted Kitchen
- Two double Bedrooms
- Superb Communal Gardens
- Private Entrance Hallway
- South Facing Balcony
- Bathroom and separate Cloakroom
- Single Garage
- Energy Rating C



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