



Connells

Grey Turret Manor Road
Sidmouth



Property Description

GUIDE PRICE £400,000 - £425,000

Situated within the attractive and distinctive Grey Turret, this impressive top-floor apartment combines character, space and convenience in one of Sidmouth's most desirable locations.

Approached from the front of the property, the apartment benefits from its own private off-road parking space and a pathway leading to a private enclosed garden, providing an ideal area for outdoor dining, entertaining or simply relaxing. Upon entering, stairs rise to the apartment's welcoming hallway, where the spacious layout unfolds. The accommodation comprises a bright living room with a pleasant front aspect outlook, an open-plan kitchen area, four well-proportioned bedrooms, and a family bathroom.

The principal bedroom enjoys the added luxury of a dressing area and an en-suite bathroom, creating a comfortable and private retreat. The remaining bedrooms offer versatile spaces suitable for family living, guests, home working or hobbies. A particular feature of the property is the separate dining room/scullery, which provides excellent flexibility and could be adapted to suit a variety of needs, including a larger kitchen, utility room, hobby room, playroom or additional reception space.

With the town centre, seafront and an array of local amenities all within easy walking distance, this superb apartment offers a rare combination of generous accommodation, outdoor space, private parking and a highly sought-after location.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This property is being sold with a share of the freehold.

There is a private right of way (shared path).

There is a Tree Preservation order in place - please enquire with the Branch.

Entrance Hall

Front door, store cupboard, wall mounted radiator. Stairs up to first floor.

Sitting Room

Double glazed side aspect window, feature fireplace with electric fire.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, larder cupboard, space for washing machine, fridge freezer and dish washer, wall mounted radiator.

Scullery

Skylight windows, sink unit, work tops and storage cupboards.

Bedroom 1

Walk-in dressing area leads to bedroom with

double glazed side aspect window, wall mounted radiator and open arch to...

En Suite

Bath with shower over, low level toilet, wash hand basin.

Bedroom 2

Skylight window, obscured window into scullery, wall mounted radiator.

Bedroom 3

Skylight window, fitted wardrobe/storage, wall mounted radiator.

Bedroom 4

Double glazed front aspect window, wash hand basin, storage cupboard, wall mounted radiator.

Bathroom

Double glazed side aspect window, bath with shower over, low level toilet, wash hand basin.

Rear Garden

Patio/courtyard garden which is private for this flat only. Planted flower beds, seating area. gated access to path leading to front entrance and parking.

Parking

Private parking space for one vehicle.









Total floor area 157.2 m² (1,692 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: D Council Tax
Band: D

Service Charge: 275.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318272

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Jan 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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