



All Saints Road, Sidmouth.

Guide Price £165,000

🛏 1 🍽 1 🚗 1



This beautifully presented top floor flat enjoys a convenient location just moments from the town centre, with secure and level access to All Saints Road and the High Street beyond.

The bright and airy living room offers a welcoming space to relax, complete with a useful recessed storage area and a door opening onto a private balcony. A standout feature of the property, the enclosed balcony provides lovely views over the well-maintained communal gardens, along with attractive glimpses of the sea to the south.

Recently upgraded to an impressive standard, the kitchen and bathroom feature stylish, high-quality finishes and contemporary fittings. The bedroom is light-filled and inviting, offering ample space for both a bed and wardrobes.

Further benefits include a wall-mounted telephone entry system in the hallway, enhancing both convenience and security. The property has been tastefully refurbished throughout, creating a modern and move-in-ready home.

The building itself is well maintained and offers a communal entrance foyer, stairs and an electric lift servicing all floors, along with a communal laundry room and covered bin store.

Externally, residents can enjoy the delightful communal gardens, which feature paved seating areas, lawns, and a variety of mature trees and shrubs—perfect for relaxing or a gentle stroll. Unallocated parking is also available for both residents and visitors.

TENURE Leasehold (Share of Freehold) - 125 year leasehold from 1999 (This information is correct as of April 2026)

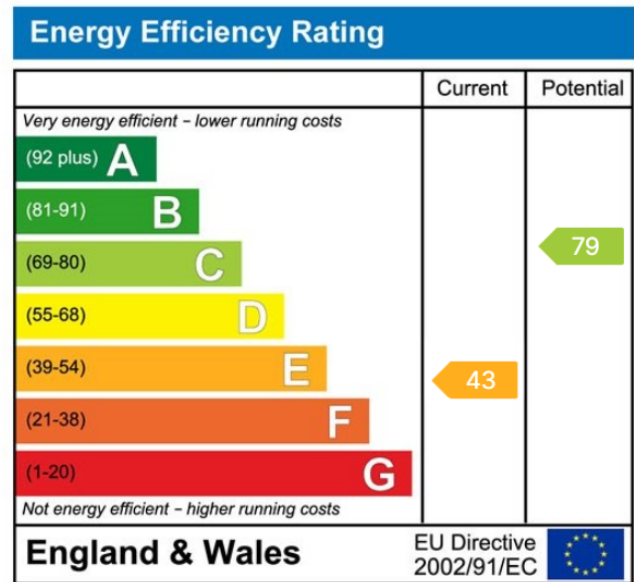
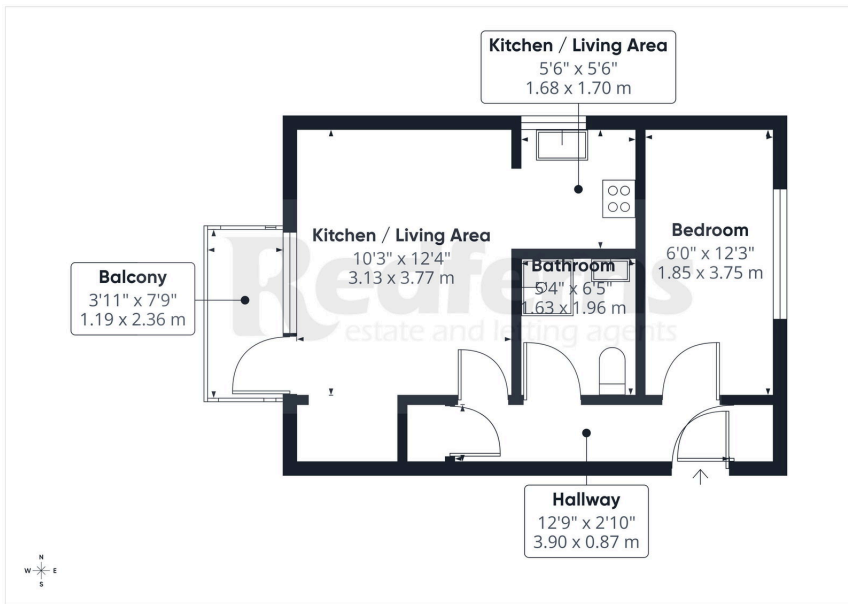
MAINTENANCE The current service charge is set at £2460 per annum (£205 per calendar month) which covers the electric and water use in the Communal Laundry. Ground rent of £1 per annum

OUTGOINGS Council Tax Band A

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 subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.





Ottery St. Mary | **01404 814 306**
 Exeter | **01392 984 511**
 Sidmouth | **01395 512 544**

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

