



HARRISON
LAVERS &
POTBURY'S

2 Ashley
Salcombe Hill Road
Sidmouth
EX10 8JS

£385,000 LEASEHOLD

A three/four bedroom maisonette with garage and private garden and conveniently situated within walking distance of the town centre and seafront.

The property forms part of a most attractive detached house, situated in one of Sidmouth's favoured residential areas, on the lower slopes of Salcombe Hill. Enjoying a southerly aspect the maisonette offers spacious and flexible accommodation and on the upper floor there is a south facing balcony.

On entering the property is an entrance lobby with turning staircase rising to the first floor. The sitting and dining room enjoy a southerly aspect and have connecting double doors and there is a separate study/bedroom four. The kitchen enjoys a west aspect and offers a range of cupboards, drawers and worksurfaces, all providing storage and there is a freestanding cooker with gas hob, cooker hood and a freestanding fridge/freezer and washing machine. There are two double bedrooms along with a separate bathroom and cloakroom/WC, the bathroom having a bath and separate shower cubicle.

The floor above offers a further double bedroom, a second bathroom and fitted cupboards, along with double doors leading onto the south facing balcony.

General modernisation is now required. Gas fired central heating is installed and the windows are double glazed.





A shared driveway leads to the rear of the house giving access to a garage and a private area of garden which is conveyed with the maisonette. The garden comprises areas of lawn, inset shrubs and a large magnolia tree along with a timber shed and brick store. In addition, there is a small area of garden above the driveway.

Sidmouth town centre offers an excellent range of facilities and services including independent shops, High Street chains and numerous restaurants. There is also an excellent bus service to the surrounding area and close to the property is The Byes riverside walk.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 1997. The freehold interest is held with the ground floor flat.

MAINTENANCE We understand the buildings insurance and maintenance of the building is shared with the ground floor flat.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – August 2026.

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

EPC: C

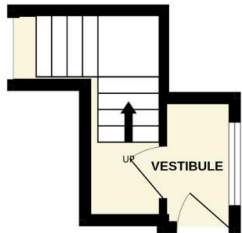
POSSESSION Vacant possession on completion.

REF: DHS02705

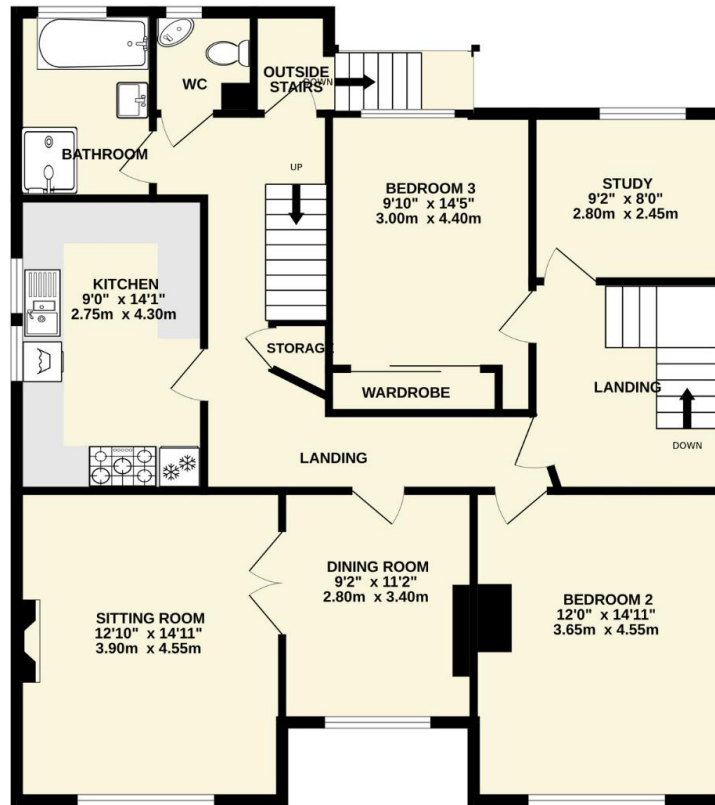
VIEWING Strictly by appointment with the agents.



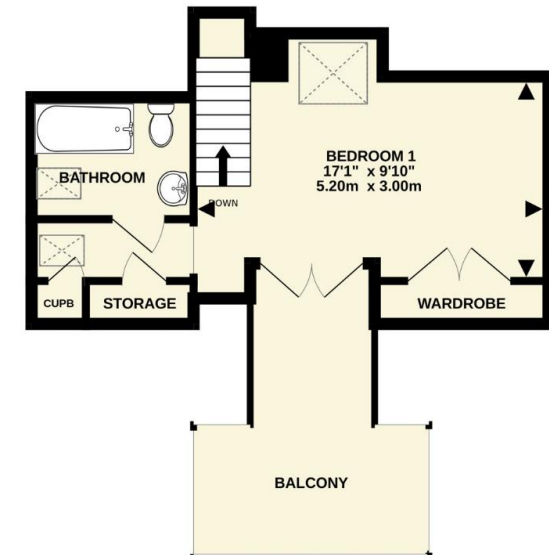
GROUND FLOOR
72 sq.ft. (6.7 sq.m.) approx.



1ST FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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