



HARRISON  
LAVERS &  
POTBURY'S

Flat 10,  
St Martins Court  
St Martins Close  
Sidmouth  
EX10 9JH

£235,000 LEASEHOLD

**A two bedroom first floor flat, having a large private balcony, a single garage and enjoying views to the surrounding hills.**

St Martins Court comprises ten self-contained flats which occupy an almost level site within a popular and convenient location. Within walking distance is a good range of shopping facilities and bus services at Woolbrook and The Byes riverside walk which leads to the town centre is nearby.

Flat 10 is approached via an external staircase that rises to the first floor. On entering the flat a large reception area has a built-in storage cupboard along with access to the **balcony** which is an excellent size and enjoys a lovely westerly aspect.

An inner hall has a linen cupboard with radiator along with access to the roof space and the lounge/dining room enjoys a south easterly aspect, having two windows and lovely views across to Salcombe Hill. To one end there are fitted cupboards and display shelving.

The kitchen is to the rear of the flat and enjoys views towards Core Hill and comprises a range of cupboards, drawers and worksurfaces all providing good storage and there is a freestanding electric cooker along with space for a washing machine and fridge/freezer.





There are two double bedrooms, the main bedroom enjoying a dual aspect with views in a westerly direction and has freestanding wardrobes along with a built-in storage cupboard. A second bedroom enjoys the view to Core Hill. A separate bathroom comprises a bath with shower attachment, WC and wash basin with cupboards below.

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

The flat benefits from having a single garage and there is a useful recess beneath the external staircase allowing bin storage. The development includes communal grounds which are mainly laid to lawn and very well kept.

Sidmouth's town centre is a little over a mile away and offers an excellent range of facilities and services, along with it's beautiful Regency esplanade and sea front.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 01.01.2013. The development is professionally managed and the freehold is vested within the management company.

**SERVICE CHARGE** £200 pcm. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

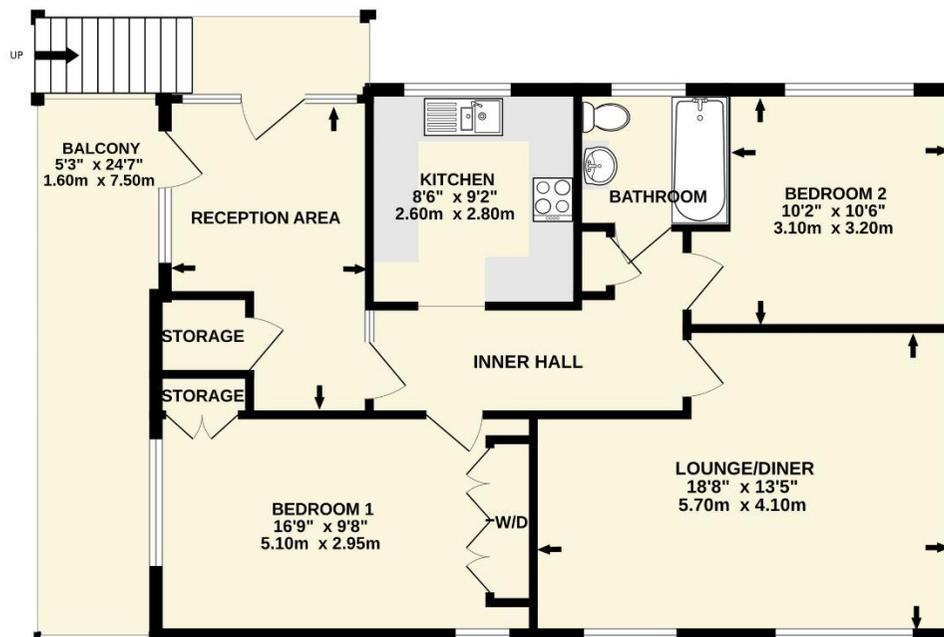
**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. As at February 2026



GROUND FLOOR  
114 sq.ft. (10.6 sq.m.) approx.



FIRST FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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**SERVICES** Mains gas, electricity, water and drainage are connected.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is B.

**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02632**

**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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