
HLP
HARRISON
LAVERS &
POTBURY'S

1 Eaglehurst Lodge
Cotmaton Road
Sidmouth
EX10 8HT

£350,000 LEASEHOLD

A ground floor apartment offering two/three bedrooms along with a single garage and enjoying a lovely south west aspect.

This well presented ground floor apartment is conveniently situated to the west side of the town centre, with the towns amenities and the seafront being within a short walk.

The apartment forms part of an attractive purpose-built development of six self-contained apartments which enjoy the south west aspect, with well maintained communal gardens, which take full advantage of the aspect.

A particular feature of the apartment is a covered verandah, which can be accessed from both the lounge/dining room and the snug/bedroom three and provides a lovely additional space from which to enjoy the outlook over the gardens.

The lounge/dining room is well proportioned, having a wide bay window and a separate kitchen has a range of fitted storage cupboards, worksurfaces and freestanding appliances which comprise a cooker with gas hob and cooker hood, washing machine, fridge and slimline dishwasher. The main bedroom has a bay window and freestanding wardrobes, bedroom two has an outlook to Cotmaton Road and bedroom three is currently used as a snug and has French doors opening onto the verandah.













The bathroom has attractive tiling and comprises a bath with shower over, a pedestal wash basin and there is a separate WC.

The apartment also benefits from gas fired central heating and uPVC double glazed windows, along with a good size single garage which is situated in a block off Seafield Road. The Garage measures 5.0m x 3.0m (16'4" x 9'8")

TENURE We are advised that the property is Leasehold, held on a term of 150 years from September 2004, however, the six apartments own an equal share of the freehold.

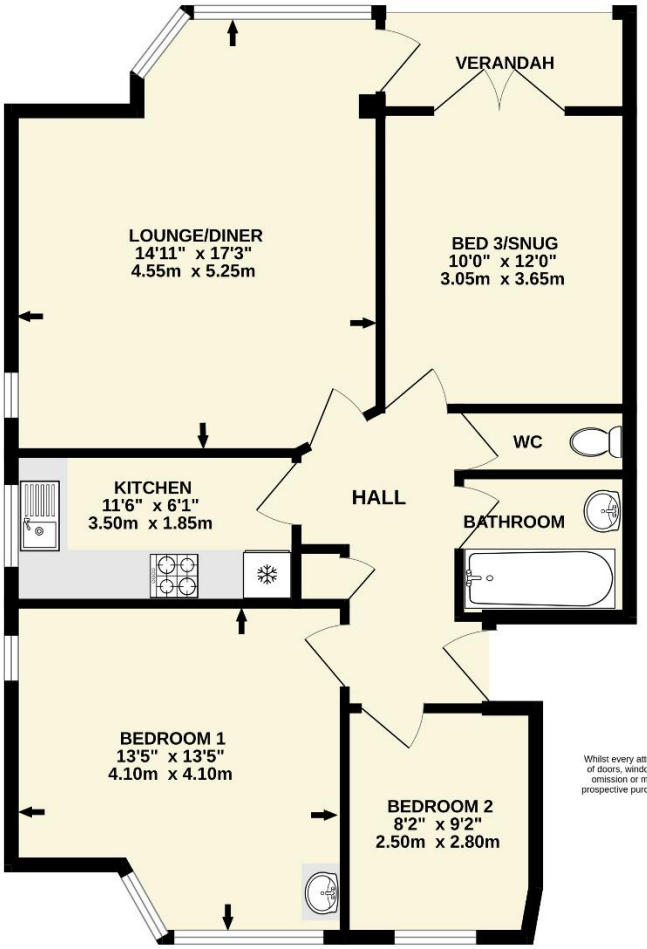
SERVICE CHARGE The current service charge is £100 per calendar month which covers the insurance of the building and the upkeep of the communal areas. Any larger works such as redecoration is then levied between the six apartments as required. The owners of Eaglehurst Lodge manage the building themselves. We understand that pets and holiday letting are not permitted, however long- term rentals are permitted. Service charges are liable to change, therefore you should check the position before making a commitment to purchase.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - September 2026.

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

EPC: C



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.

TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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POSSESSION Vacant possession on completion.

REF: DHS02748

VIEWING Strictly by appointment with the agents.

PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.

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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