



Flat 3 Grey Turrett,



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Manor Road, Sidmouth, EX10 8RP

Sidmouth Sea Front 0.3 Miles; Exeter 14.7 Miles; Honiton 9.6 Miles

Grey Turret was designed in 1894, this four bedroom top floor apartment forms part of this striking Victorian building. Includes a garden and parking.

- Characterful Edwardian Accommodation
- Top Floor Apartment
- Good location to access sea front
- Two Ensuites
- Private Courtyard Garden
- Allocated Parking Space
- Council Tax Band D
- Share of the Freehold

Guide Price £375,000

SITUATION

Grey Turret is situated in Manor Road, close to the sea front, and town centre in Sidmouth.

The stunning Regency town of Sidmouth is positioned part way along the rolling coastline of East Devon, noted for its long esplanade, beaches and beautiful public gardens. The town has a range of independent shops and amenities, including a cinema and a theatre. Its recreational facilities include a swimming pool, sailing, cricket, rugby, tennis, bowls and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, as well as rail links due to its positioning on the Paddington and Waterloo lines. The city also has easy access to the M5 at Junction 30 and Exeter International Airport.



DESCRIPTION

Designed by R W Sampson in the late 1890's, and situated on the top floor, this spacious apartment retains a number of period features including architraves and high skirting boards with sash windows. The apartment is a wonderfully spacious with four bedrooms and spacious and versatile accommodation throughout, making a very charming home. There are stairs rising to the living accommodation, which comprises of an excellent size living room, a fitted kitchen, and four good size bedrooms. One of which has the benefit of an ensuite bathroom.

OUTSIDE

The property enjoys a private, enclosed courtyard garden, with established beds and borders and a timber garden shed. There is an allocated parking space.

DIRECTIONS

From Sidmouth High Street, proceed down the road to the seafront and town. Turn right and follow the Esplanade to the mini roundabout, turning right onto Station Road. Follow the road, turning immediately left after the pedestrian crossing into Manor Road, the property will be found a short distance on the right.

SERVICES

All mains services are connected.

There is an monthly service charge of £275.00



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 56 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

Approximate Area = 1655 sq ft / 153.7 sq m
For identification only - Not to scale

First Floor

- Sitting Room: 5.49 x 4.37m (18' x 15')
- Bedroom 3: 2.72 x 2.54m (8'11" x 8'4")
- Scullery: 3.68 x 3.66m (12'1" x 12')
- Kitchen: 5.99 x 3.15m (19'8" x 10'4")
- Bedroom 2: 3.61 x 3.00m (11'10" x 9'10")
- Bedroom 1: 6.68 x 3.78m (21'11" x 12'5")
- Bedroom 4: 5.28 x 3.38m (17'4" x 11'1")

Ground Floor

Compass rose showing North (N), South (S), East (E), and West (W).

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2023. Produced for Stags. REF: 1037838