



HARRISON
LAVERS &
POTBURY'S

Flat 4, Anstis Court
Woolbrook Road
Sidmouth
EX10 9XL

£185,000 LEASEHOLD

NO ONGOING CHAIN – A ground floor, two bedroom flat with private parking space, conveniently situated within a stones' throw of local amenities.

This purpose built, ground floor flat is being offered for sale with no ongoing chain. Conveniently situated, the flat enjoys level access and is within a short walk of local amenities and bus services along Woolbrook Road.

The flat is approached via a communal entrance. Once inside, a good size lounge/dining room enjoys an east aspect and has French doors with a Juliette balcony. A separate kitchen has a range of units and worksurfaces along with a built-in oven, grill, gas hob, cooker hood, washing machine and fridge. The kitchen also houses the gas fired boiler which is concealed in a cupboard.

There are two bedrooms, the main bedroom having fitted wardrobes along with an en suite shower room. In addition, there is a separate bathroom which together with the en-suite, is fitted with a white suite.

Gas fired central heating and uPVC double glazed windows are installed.

A private single parking space belongs to the property and is numbered 4. There is also a communal refuse and recycling store, along with a bike shed.





Anstis Court was constructed around twenty years ago and occupies a level position within the Woolbrook area. Sidmouth's town centre and seafront are approximately a mile and a quarter away and offer an excellent range of facilities and services.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 2004. The property holds an equal share in the freehold interest, held within a flat owner's management company. The owners employ a professional managing agent named Harrison Lavers & Potburys (Hillsdon). We are further advised that long-term letting is permitted and pets require prior permission.

SERVICE CHARGE The service charge for the period 25.12.25 to 24.12.26 is £1,520.64 per year. Service charges are liable to change, you should therefore 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 indoor mobile coverage is predicted 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 C.

EPC: C

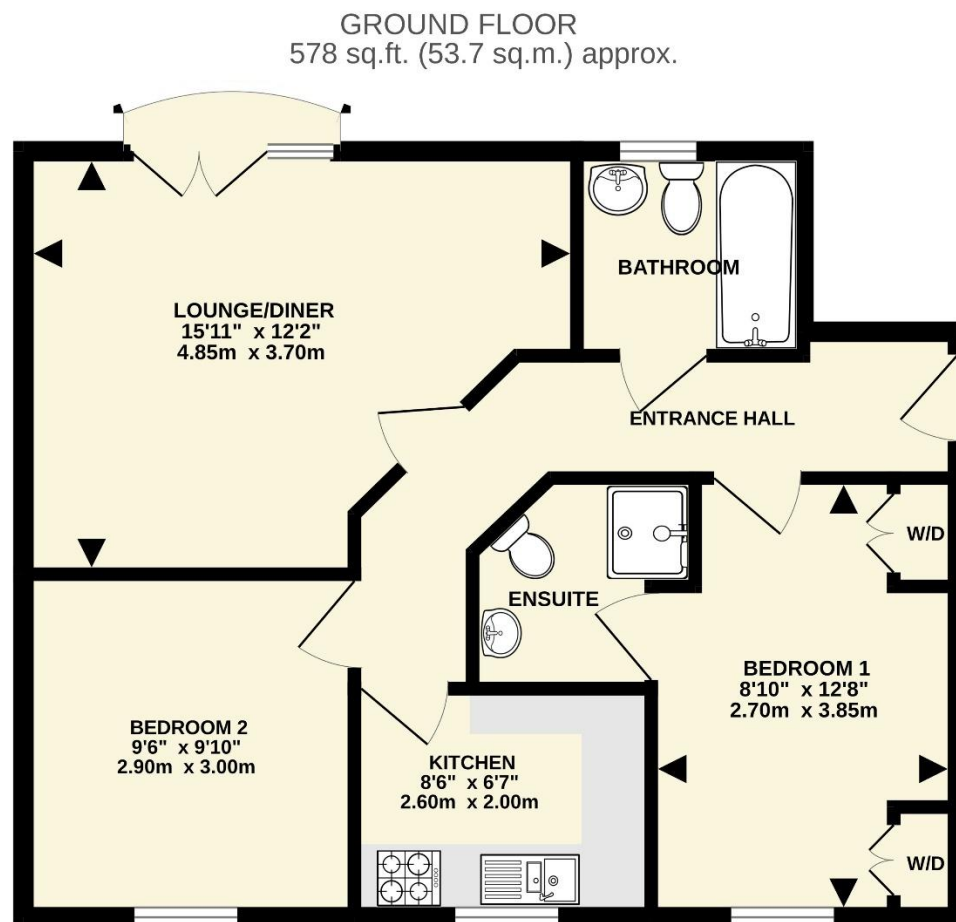
POSSESSION Vacant possession on completion.

REF: DHS02711



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.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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