



HARRISON  
LAVERS &  
POTBURY'S

8 Sid Vale Court  
Sid Vale Close  
Sidford  
Sidmouth  
EX10 9PJ

**£175,000 LEASEHOLD**

**A purpose-built first floor flat featuring a west facing balcony and occupying a pleasant location close to the centre of Sidford.**

Offered for sale with no ongoing chain is this purpose-built, first floor flat with uPVC double glazing and electric heating. Once inside, a spacious sitting/dining room looks west with a door opening on to a covered balcony. The balcony takes in a fine view westerly to Core Hill. A separate kitchen is fitted with a good range of units to include a built-in oven, grill and hob, with space for a washing machine and fridge/freezer. An airing cupboard provides additional storage and houses the hot water heater.

The main bedroom enjoys a pleasant, east facing aspect to the rear and a range of built-in wardrobes. There is a second double bedroom, again with fitted wardrobes, with a westerly aspect over the balcony. The bathroom features a window to the side and an electric shower over the bath.

Sid Vale Court stands on attractive and well-kept communal grounds, predominantly laid to lawn with colourful beds and borders. There is an adjoining parking area where the flat owns a single garage - number 8 – 2.4m x 5.4m.





Sid Vale Court stands at the head of the cul de sac, only a quarter of a mile from the centre of Sidford. As such, the flat is close to amenities including a convenience store/post office, regular bus services to the surrounding area and a popular public house. Sidmouth's town centre and seafront are around two miles away where there are a good range of independent shops, High Street chains, restaurants, a cinema, theatre and unspoilt Regency esplanade. Sidmouth is a popular town on the Jurassic Coast around fifteen miles from Exeter with amenities including Waitrose, Lidl, a modern doctors surgery, popular schools, indoor swimming pool and an eighteen-hole golf course.

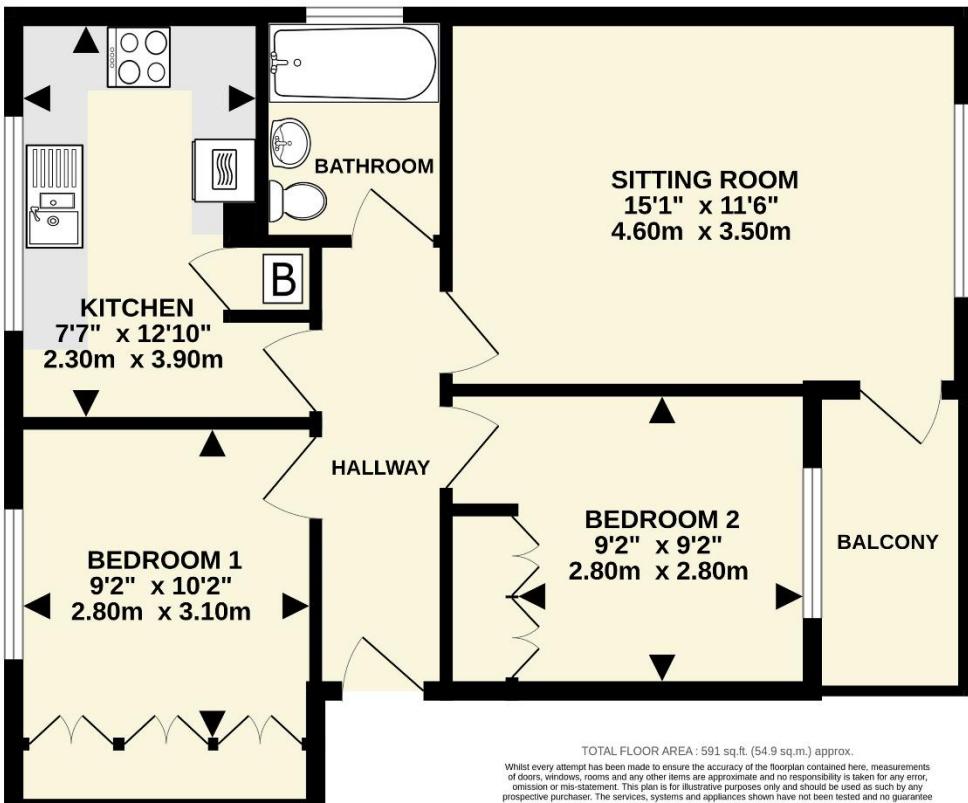
**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 24.06.1965. The property holds an equal share in the freehold interest and the owners of Sid Vale Court employ a professional managing agent namely Harrison Lavers & Potbury's (Hillsdon Management). We are further advised that long letting on a Shorthold Tenancy is permitted and that pets require prior permission.

**SERVICE CHARGE** We are advised the current service charge is £480.00 per quarter – correct at December 2025. Service charges are liable to change; you should therefore check the position before making a commitment to purchase.

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

**BROADBAND AND MOBILE** Ultrafast broadband is available in the area with estimated download speeds of 1800 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - December 2025.

FIRST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



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

**EPC: E**

**POSSESSION** Vacant possession on completion.

**REF: DHS02611**

**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.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

