





Property Description

A 1 bedroom FIRST FLOOR RETIREMENT APARTMENT located in Sidmouth for the over 60's that has been modernised to a high standard, the home looks over the gardens and is light and bright. The building also has a lift, house manager, 24hr emergency careline system, residents lounge, laundry facilities, guest suite and motorised scooter store. Outside there are communal gardens to sit and enjoy and also a residents & visitors parking area. The development is ideally located within ½ mile of the town centre. The property comprises:-

Communal entrance hallway, entrance hallway, lounge/diner, kitchen, shower room and bedroom.



Entrance Hall

Door to front, access to loft.

Living Room

14' 3" x 11' 6" (4.34m x 3.51m)

Double glazed tilt and turn rear aspect window overlooking garden, built-in storage, emergency pull cord, electric heater.

Kitchen

5' 9" x 7' 2" (1.75m x 2.18m)

Double glazed tilt and turn rear aspect windows, wall cupboards, base drawers, work surfaces, stainless steel sink unit, electric oven, electric hob, space for fridge freezer.

Shower Room

6' 7" x 5' 8" (2.01m x 1.73m)

Double shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, extractor fan, emergency pull cord, heated towel rail.

Bedroom

17' 6" x 8' 7" (5.33m x 2.62m)

Double glazed tilt and turn rear aspect window, built-in wardrobes, electric heater.

Agents Note

There is an easement on the title, please enquire with the branch.

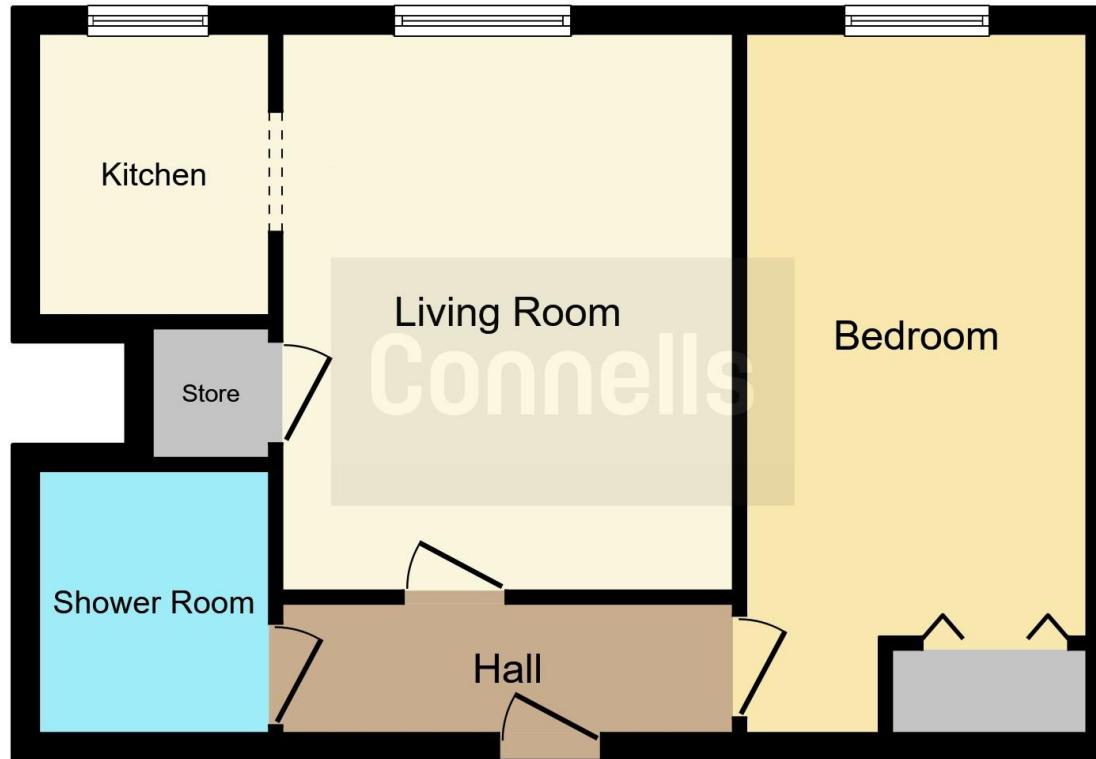
Please note that the remaining lease term is less than 80 years.

This property lies within a Conservation Area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C
 Council Tax
 Band: B

Service Charge:
 4525.98

Ground Rent:
 481.50

Tenure: Leasehold

[view this property online](http://www.connells.co.uk/Property/EXR317045) [connells.co.uk/Property/EXR317045](http://www.connells.co.uk/Property/EXR317045)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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