



Manor Road, Sidmouth

Guide Price £499,950

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This superbly presented first floor apartment forms part of a desirable development on the edge of Sidmouth town centre and is offered for sale with no onward chain. The property is situated in a prime location within a short walk of the High Street and The Esplanade and enjoys delightful sea views from its principle rooms and south facing balcony.

The accommodation comprises a wide and welcoming entrance hallway with a secure entry phone system and an airing cupboard. The hallway offers enough space for a study area which is demonstrated by the current occupant. The living/dining room is a pleasant reception space with glazed French doors that open onto a south facing balcony with views to the sea. The kitchen offers a good range of wooden fronted base and wall mounted units with a selection of integral appliances, laminate tile effect flooring, and a window overlooking the front.

Bedroom 1 is a generously sized double bedroom that also benefits from glazed French doors that open onto a south facing balcony with views to the sea and an en suite shower room. The en suite comprises a large shower cubicle with a thermostatic shower unit over, a pedestal wash basin and a low level wc. Bedroom 2 is another good sized double bedroom with a window overlooking the front. The bathroom comprises a panelled bath with a mixer tap and shower unit over, a pedestal wash basin and a low level wc.

The balcony is an excellent space that enjoys a delightful outlook over the communal gardens and Sidmouth Cricket Club to the sea. There is plenty of room for sitting furniture and an ideal space for container planting. The communal gardens, which are enclosed and gated on either side are kept to a superb standard and offer several spaces to sit and relax between the well stocked borders. The property has the benefits of a private allocated parking space. Additional visitor's spaces are also available.

A superb apartment in a sought after position ready for immediate occupation. Early inspection recommended.

VIEWING By prior appointment with Redfern's on 01395 512544

SERVICES All Main services are connected

OUTGOINGS Council Tax Band F

SERVICE CHARGE

We are advised that the current service charge is £3120 per annum.

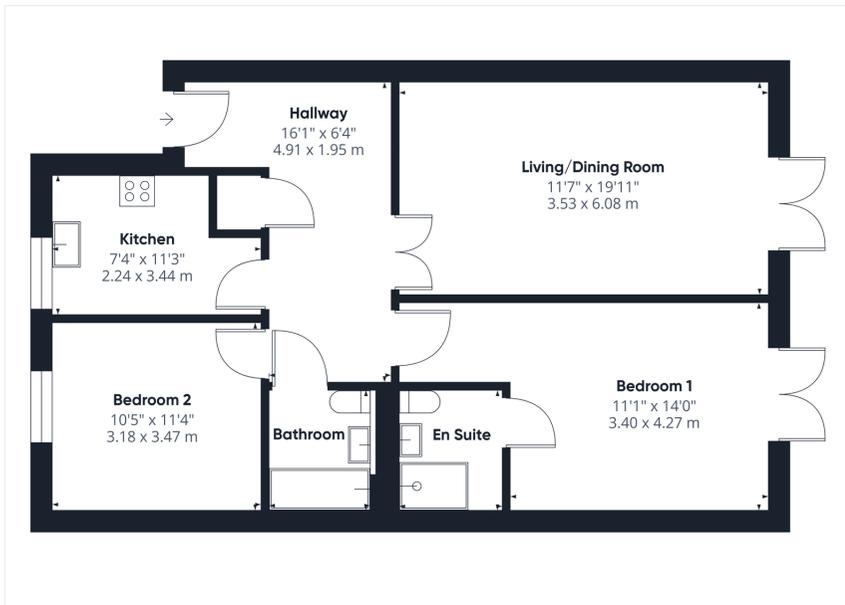
TENURE

Leasehold. We understand that the property is held on a 1000 year lease from 1 July 2000. The lease prohibits pets and short term letting.

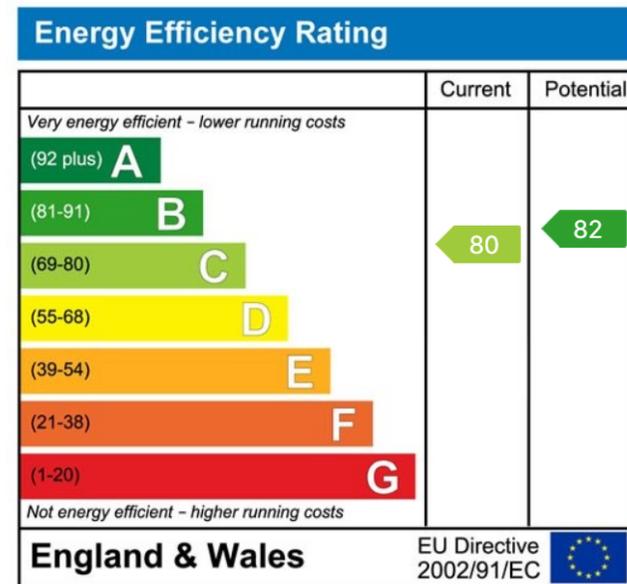
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars, but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith, but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or





- Secure Entrance Foyer
- Living/Dining Room
- Two Double Bedrooms
- South Facing Balcony with sea views and superbly tended communal gardens
- Private Entrance Hallway
- Kitchen
- Master En Suite Shower Room and Bathroom
- Allocated Parking and additional Visitors Parking
- Energy Rating C



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