



HARRISON
LAVERS &
POTBURY'S

14 Temple Gardens
Sidmouth
EX10 9XZ

£79,950 LEASEHOLD

A purpose built ground floor flat, forming part of an age exclusive development, occupying a secluded yet convenient location.

Offered for sale with no ongoing chain is this purpose built, ground floor flat, with modern double glazing, electric heating and a self-contained entrance. Benefitting greatly from access onto its own, south facing patio, the property does now require routine modernisation and refurbishment.

Once inside, the entrance hallway has storage and leads through to a sitting/dining room with south facing aspect and door opening onto a private patio overlooking the communal gardens. The room is open plan to the kitchen which is fitted with a range of storage units to include a built-in oven and electric hob and with space for a washing machine and fridge.

The double bedroom also enjoys the south facing aspect and has built in wardrobes. Finally, the shower room has an electric shower, WC, basin and heated towel rail.

The communal grounds of Temple Gardens centre around a courtyard style garden, offering privacy and seclusion from the outside world. Residents parking spaces are limited and it is understood operate on a first come, first served basis. Parking is available opposite the development in a local authority car park off Temple Street.





Temple Gardens stands in a convenient position, set back from Temple Street and within short walking distance of regular bus services, a Spar/Post Office, The Volunteer Inn and The Byes and River Sid. The town centre and seafront are only three quarters of a mile away, where there are numerous independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic Coast with wide ranging services to include Waitrose, Lidl, a cinema, theatre and Rockfish restaurant.

TENURE We are advised that the property is Leasehold, held on a term of 125 years from 19.09.1986. We understand the purchaser can be of any age, however persons resident in Temple Gardens must be of 60 years or over. The property can be let on a Shorthold Tenancy basis, however holiday letting and Airbnb are forbidden. Pets are permitted, with dogs to be kept on a lead at all times.

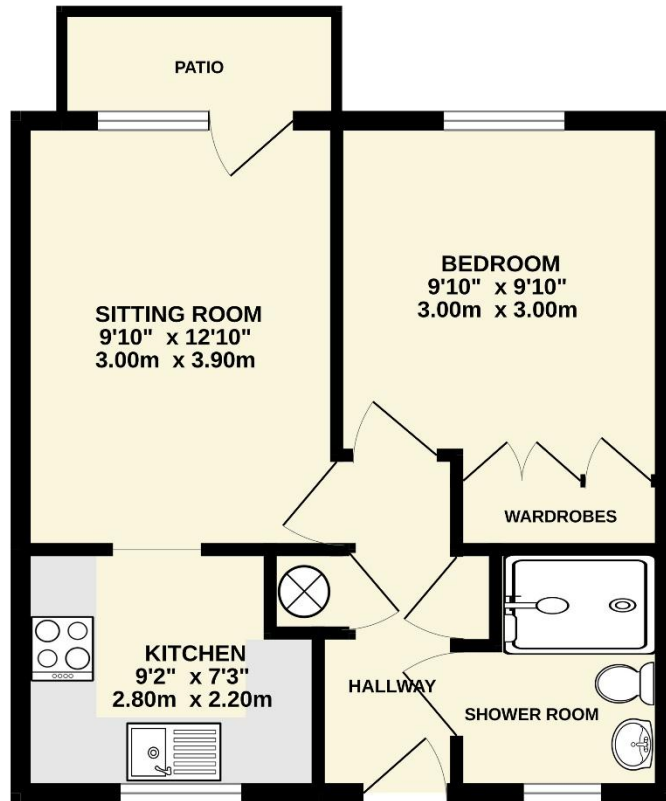
SERVICE CHARGE Managed by Sanctuary Housing. Quarterly service charge - £983.28. £10 ground rent per annum. Information correct at May 2026. Service charges are liable to change, you should therefore check the position before making a commitment to purchase. The development provides a resident's lounge and kitchen, laundry facilities and drying area, full-time house manager and attractive communal gardens.

SERVICES Mains electricity, water and drainage are connected. No mains gas.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – May 2026.



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 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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COUNCIL TAX We are advised by East Devon District Council that the council tax band is B.

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02669

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.



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