



HARRISON
LAVERS &
POTBURY'S

Flat 6, Orchardside
Sidford Road
Sidmouth
EX10 9LW

£270,000 LEASEHOLD

NO ONGOING CHAIN - spacious two bedroom first floor flat with balcony and garage and enjoying a lovely east aspect, with views to Salcombe Hill.

Orchardside is an attractive purpose-built development of twelve self-contained flats. Set in well maintained communal gardens, the development is conveniently situated within walking distance of local shopping facilities at Woolbrook and is within a 'stones throw' of a bus stop offering a short route to the town centre.

Flat 6 is situated on the first floor and has its own entrance with staircase and fitted stair lift. On entering the flat a spacious reception hall has a large coats/storage cupboard with double doors, along with access to the roof space via a sliding ladder (part boarded and lighting).

A feature of the flat is the spacious lounge/dining room which enjoys a lovely dual aspect with views towards Salcombe Hill and a door gives access onto a private balcony. Both the lounge and dining area have doors to the reception hall.

The kitchen also enjoys the views and offers a range of cupboards, drawers and worksurfaces providing good storage. Appliances include a built-in split level electric oven, electric hob, freestanding dishwasher and washing machine and there is space for a fridge/freezer. The kitchen also houses the gas boiler for the heating and hot water.





The two bedrooms enjoy a west aspect with distance views towards Muttersmoor, both having fitted wardrobes. A separate fully tiled shower room is fitted with a white suite and comprises a shower cubicle, wash basin and WC and also features a heated towel rail.

Flat 6 has a single garage (2.4m x 5.2m), situated in a communal block and with power. The communal grounds are beautifully kept and mainly laid to lawn with adjoining shrub borders and mature boundaries. There is also a communal bin store.

Sidmouth offers an excellent range of facilities to include Waitrose and Lidl supermarkets, along with the Beacon Medical Health Centre, an indoor heated swimming pool, cinema, theatre and numerous clubs, shops and societies. The town centre and seafront are within a mile and a half.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 2014. Each flat owner owns an equal share of the freehold.

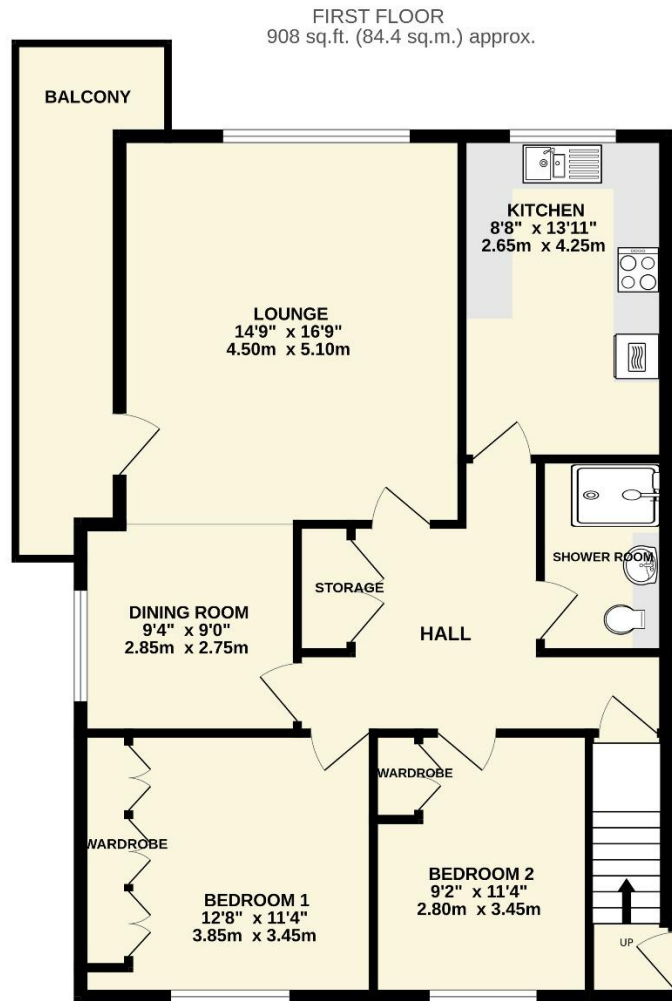
SERVICE CHARGE £140 per calendar month. Service charges are liable to change, you should therefore check the position before making a commitment to purchase. No pets or holiday lets.

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 76 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – at May 2026

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





TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02664

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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