



HARRISON
LAVERS &
POTBURY'S

1 Nestlecombe
The Square
Branscombe
EX12 3DJ

£250,000 LEASEHOLD

A rare opportunity to acquire a two bedroom flat in the centre of Branscombe with private off-road parking and only half a mile from the beach.

Offered for sale with no ongoing chain, this first floor flat forms part of a converted building, with a fascinating and well documented history, having played its part in World War II as a secret munitions factory. One of only four properties, the flat is accessed via a shared entrance with a flight of stairs rising to the first floor. Once inside, an entrance hall has an airing cupboard and there is a pull-down ladder to the loft space. A dual aspect sitting/dining room enjoys a pleasant aspect overlooking The Square and extends to an open plan kitchen. The kitchen looks to the east, with a fine view over neighbouring cottages and hillsides. The kitchen is fitted with a range of units to include a built-in electric oven and hob and with space and plumbing for a washing machine and fridge.

The main, double bedroom enjoys the front facing aspect over The Square and the second double bedroom is arranged as a twin room with a rear facing aspect. Finally, the bathroom is fitted with a white suite. The property has modern uPVC double glazed windows and electric heating.

One private, off-road parking space belongs to the property and is situated opposite the main door into the building.





Nestlecombe is situated in the heart of Branscombe, just a few yards from the popular Masons Arms and as previously stated, only half a mile from Branscombe Beach and the South West Coast Path. Branscombe is an unspoilt village that falls within East Devon's National Landscape and lies on the Jurassic Coastline. Amenities in the village include a Primary School, Manor Mill, two popular public houses, a 12th century Church and a working, National Trust forge. The popular seaside town of Sidmouth is around seven miles away, where a broad range of amenities include Waitrose, Lidl and a busy High Street with numerous independent shops, High Street chains and popular restaurants.

TENURE We are advised that the property is Leasehold with a term expiring on 31 July 2136. The freehold interest of the building is owned equally by the four flats. We are further advised long/holiday letting is permitted, although, pets require the prior consent of the other flat owners.

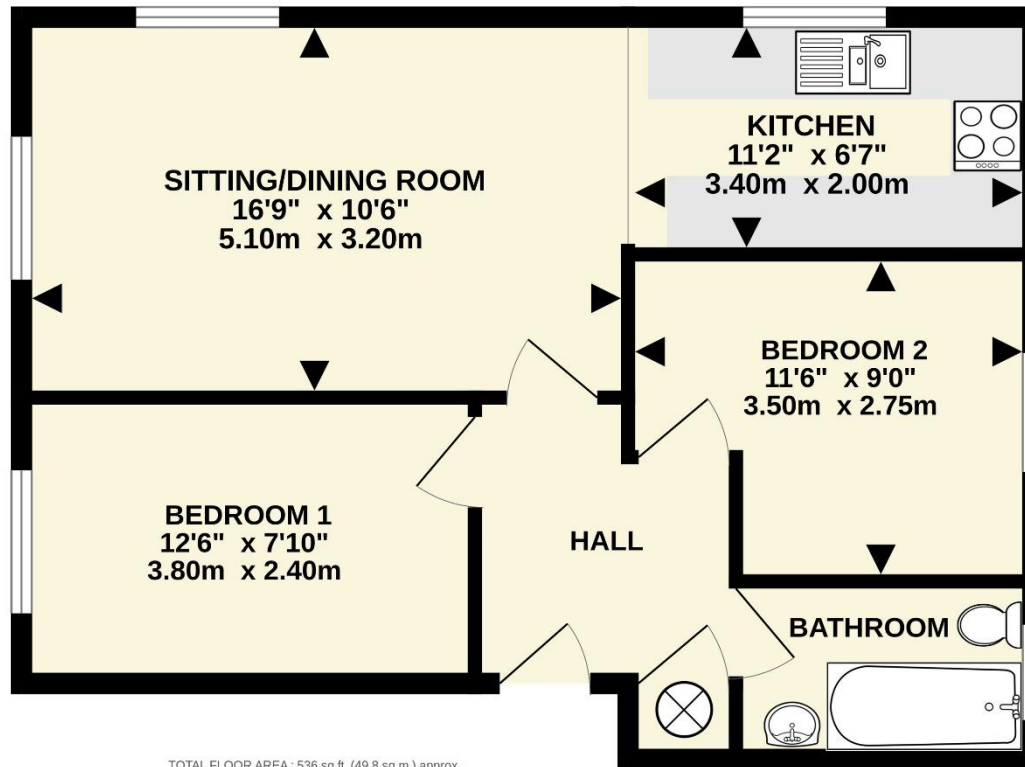
SERVICE CHARGE No fixed charge. Buildings insurance and maintenance is organised by the owners themselves who have an internal management company.

SERVICES Mains water, sewerage and electricity are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available with estimated download speeds of up to 59 mbps. Mobile coverage is predicted as good outdoors from EE and poor from Three, O2 and Vodafone. Information provided by Ofcom – July 2026.



FIRST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 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 C.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02486

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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