



Brewery Lane, Sidmouth

Guide Price £88,000

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This delightful first floor apartment offers generously proportioned accommodation throughout and is offered for sale with no onward chain.

The accommodation briefly comprises of a long entrance hallway with ample room to hang coats and shoes. The living/dining room is a spacious reception area enjoying the best of the views over the communal grounds. The kitchen, which adjoins the living/dining room, offers an extensive range of well fitted base and wall mounted units with fully tiled surround and a range of integral appliances.

The bedroom is a good sized double bedroom with a range of fitted wardrobes and additional overhead storage and also enjoys an outlook over the gardens. There is a fully tiled shower room comprising a shower cubicle with electric shower unit, low level wc and wash basin with storage below. In addition, there is a large airing cupboard with factory lagged, hot water cylinder and further room for extra storage.

Homemeadows House is a retirement development, exclusively for the over 60's, and this particular apartment is offered with no onward chain. Facilities include a House Manager, residents lounge, laundry facilities, guest suite and motorized scooter store. For periods when the House Manager is off duty, there is a 24 hour emergency Careline system. The development is ideally located within 1/2 a mile of the town centre and a little further to The Esplanade.

An excellent opportunity to acquire an apartment, ready for immediate occupation, within this popular development. Early inspection recommended.

VIEWING By prior appointment with Redferns on 01395 512 544

LOCATION <https://w3w.co/cases.actors.extend>

TENURE Leasehold. We understand the property is held on a 99 year lease, dating from 1st February 1987.

SERVICE CHARGE We understand the property is held on a 99 year lease, dating from 1st February 1987. Maintenance charge is currently set at £3498.74 pa. Ground Rent at £479.60 pa (Paid in 6 monthly instalments).

OUTGOINGS Council Tax Band B

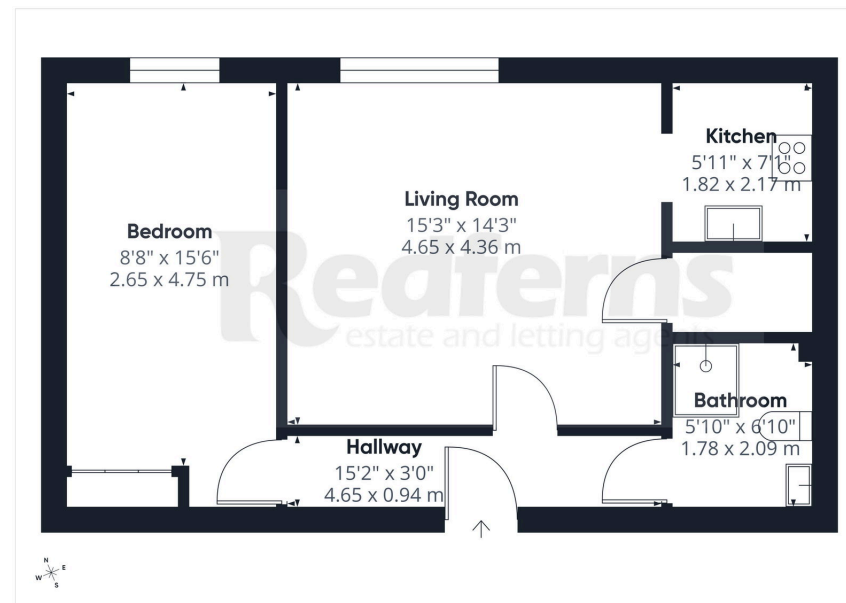
AGENTS NOTES It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55. Pets are not permitted.

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 representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses





- Secure Entrance Foyer
- Living/Dining Room
- Double Bedroom
- Residents Parking
- No Onward Chain
- Private Entrance Hall
- Fitted Kitchen
- Modern Shower Room
- Well tended Communal Gardens
- Energy Rating C



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