



# 9 Sidford Cross, Sidford High Street, Sidford, EX10 9EN

Guide Price £185,000

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This attractive ground floor flat is ideally located close to the heart of Sidford, offering both comfort and convenience in a desirable setting.

The property features two well-proportioned bedrooms, modern double glazing, efficient gas central heating and the added benefit of private parking. Offered with no onward chain, the property provides an excellent opportunity for first-time buyers, downsizers or investors.

Beyond the property itself, the location is perfect for those who love the outdoors. Beautiful countryside walks are right on your doorstep, including scenic routes along the River Sid and the surrounding East Devon countryside. For beach lovers, the stunning Jurassic Coast is just a short drive away, with Sidmouth's charming seafront offering the perfect spot to relax and enjoy coastal living.

Sidmouth, a 'Regency Town by the Sea' is situated on the picturesque East Devon coast, around the coastline from Exeter to Lyme Regis in neighbouring Dorset, other sought after affluent coastal towns and villages are only a short drive away, these include Budleigh Salterton, Branscombe and Beer ensuring the town remains a desirable place to live. The Cathedral City of Exeter is easily accessible being approximately 17 miles along with the M5 motorway providing excellent communication links throughout the county.

**VIEWINGS** - By prior appointment with Redferns 01395 512544

**DIRECTIONS** - <https://w3w.co/moods.charm.loans>

**SERVICES** - We understand all main services are connected

**OUTGOINGS** - Council Tax Band A (as per Gov.UK Website at the date of first listing)

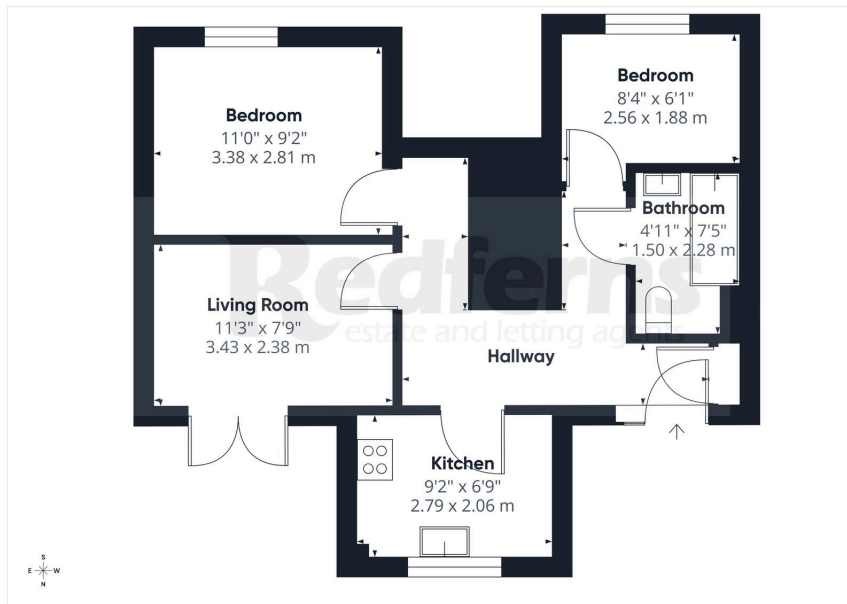
**MOBILE & BROADBAND COVERAGE** - Broadband is connected to this property, for specific checks, please use [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

**TENURE** Leasehold - 982 years remaining

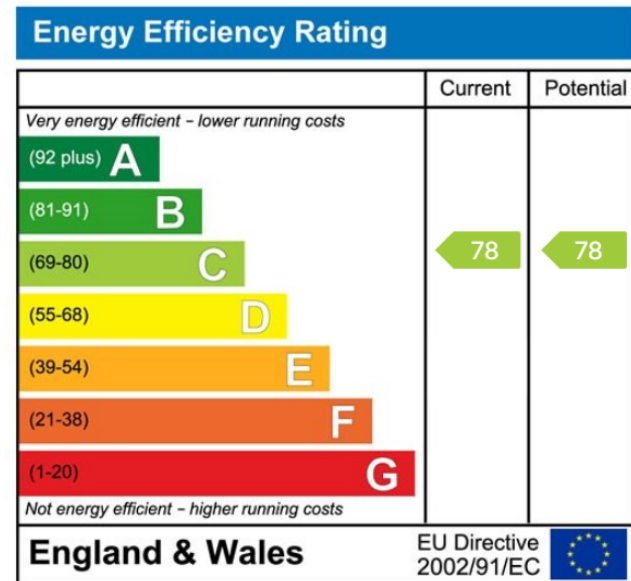
**AGENTS NOTE** Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland 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 representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves 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 incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective but we





- Ground Floor Flat
- Living Room
- Bathroom
- Private Parking
- EPC Rating - C
- 2 bedrooms
- Kitchen
- Gas Central Heating
- Council Tax Band A
- NO ONWARD CHAIN



Ottery St. Mary | **01404 814 306**  
 Exeter | **01392 984 511**  
 Sidmouth | **01395 512 544**

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