



All Saints Road, Sidmouth, EX10 8DE

Guide Price £255,000

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This gorgeous ground floor apartment occupies a prominent position within this desirable retirement development, situated within the original building which dates back to the Regency era. Powys House is located on the edge of Sidmouth town centre, only a short, comfortable walk to the High Street and The Esplanade. The development offers many excellent facilities including; Resident House Manager, Luxurious residents' Lounge, Laundry Room, 2 Guest Suites, 24 hour monitoring, and fabulous 4 acre communal grounds.

The accommodation retains many original features including; high ceilings, ornate coving, panelled doors, and large windows. The apartment briefly comprises a private entrance hallway with useful storage cupboards. The living room is an impressive reception space with tall arched recess over a fireplace with wooden surround and mantle, and French doors that open onto the adjoining conservatory. The conservatory is another delightful reception space, featuring a vaulted sloped ceiling with a large central skylight. The conservatory enjoys a wonderful outlook over the communal grounds with doors to the left hand side which provide direct access to the lawns and a separate door to the right which opens onto a private covered terrace. The kitchen has been modernised in recent years and offers a good selection of white fronted base and wall mounted units with additional space for a breakfast table.

Large double doors, located at the rear of the living room, open into the bedroom. The bedroom is another superbly proportioned space where, at present, a study area has been comfortably positioned to one corner. The bedroom features a useful storage cupboard, a wash basin and bidet, and French doors that open directly onto the covered terrace. The shower room has also been modernised in recent years and comprises a corner shower cubicle with a thermostatic shower unit, a wash basin with fitted storage below, a low level wc, and two heated towel rails.

The private, covered terrace is a unique feature within the development and has been utilised by the present owners, and a wonderful space to garden in addition to sitting out and relaxing. Shallow steps with iron railings to each side have been installed in recent years to offer comfortable access onto the communal lawns.

A handsome property in a sought after position within this extremely popular retirement development. Early inspection recommended.

VIEWING By prior appointment with Redferns 01395 512544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band D

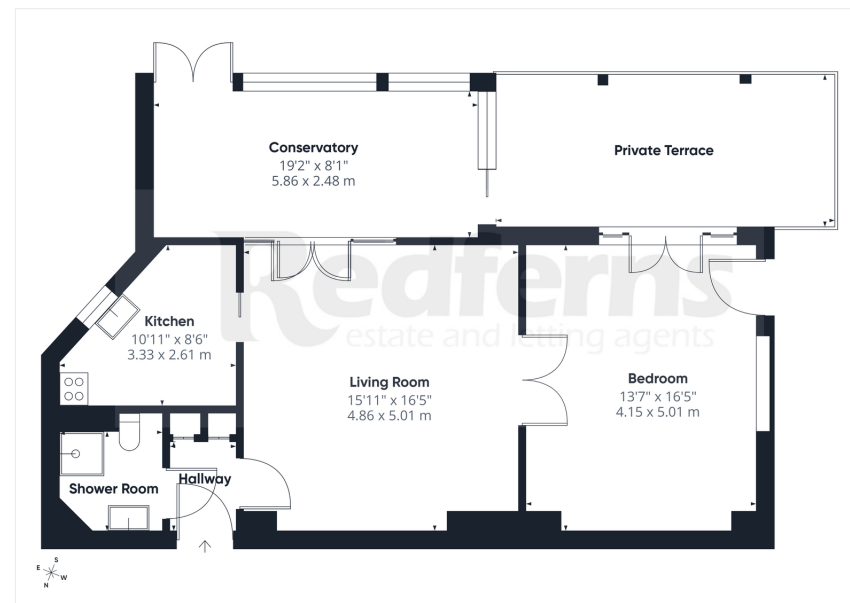
TENURE - Leasehold 999 year lease from 1982. Restricted to over 55's. We understand that the current annual service charge for 2026 is £4,828.43 The current service covers the following: House Manager's salary, the maintenance, repair and re-decoration of building structures and communal area facilities, maintenance of the laundry and its equipment and the two guest suites (which are available at a nominal cost for the use of the residents' visitors), all external window cleaning, gardening, the cost of the water, gas and electricity for the communal areas (where applicable), buildings insurance plus contents insurance for the common areas, furnishing and equipment.

MOBILE AND BROADBAND COVERAGE - Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.gov.uk](https://www.ofcom.gov.uk/broadband-checker/)





- Communal Entrance Foyer
- Living Room and Conservatory
- Bedroom
- Private Covered Terrace
- Residents Parking
- Private Entrance Hall
- Kitchen
- Modern Shower Room
- Delightful Communal Lawns
- Grade II Listed



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