



Flat 10  
Brinkburn Court  
Manor Road  
Sidmouth  
EX10 8SB

£179,000 LEASEHOLD

**Conveniently situated within a short walk of the town centre, a well presented first floor flat enjoying a westerly aspect.**

This first floor flat forms part of an attractive development which has well kept communal grounds and residents parking. The town centre and seafront are within a short walk and offer an excellent range of facilities along with bus services to the surrounding area.

A communal front door opens into the communal hallway with stairs rising to the first floor. On entering flat 10, an entrance hallway has a large storage cupboard off and opens into a spacious kitchen/dining room facing west. The kitchen area offers a range of cupboards, drawers and worksurfaces, providing ample storage and appliances comprise a built-in electric split-level oven, hob and cooker hood along with a freestanding fridge/freezer and washing machine. The sitting room also enjoys a west aspect and has an attractive fire surround and electric fire and the double bedroom has an east aspect and a built-in wardrobe/storage cupboard.

The bathroom has attractive part tiled walls and comprises a panelled bath with mixer tap/shower attachment along with a pedestal wash basin and WC.

The flat is neutrally decorated throughout and benefits from uPVC double glazed windows and gas fired central heating which is supplied by a communal boiler.





Brinkburn Court stands to the west side of the town centre, with the Manor Pavillon Theatre being within a stones' throw.

The development includes well-kept communal grounds which are predominantly laid to lawn with well stocked shrub borders and mature hedging and there is residents parking, a drying area and a bin store.

Sidmouth is an unspoilt coastal town offering numerous independent shops and High Street chains, Waitrose, Lidl, a modern doctors surgery, cottage hospital, indoor swimming pool, cinema, theatre and sports clubs to include rugby, cricket and an eighteen hole golf course.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 2012. The property holds an equal share in the freehold interest and the owners of Brinkburn Court, via a resident's management company employ professional managing agents namely Harrison Lavers & Potburys (Hillsdon Management). We are further advised that pets are not permitted nor is holiday letting however a Shorthold Tenancy of a minimum of six months is allowed.

**SERVICE CHARGE** £155 per calendar month. Service charges are liable to change, you should therefore check the position before making a commitment to purchase. There is a separate charge for gas.

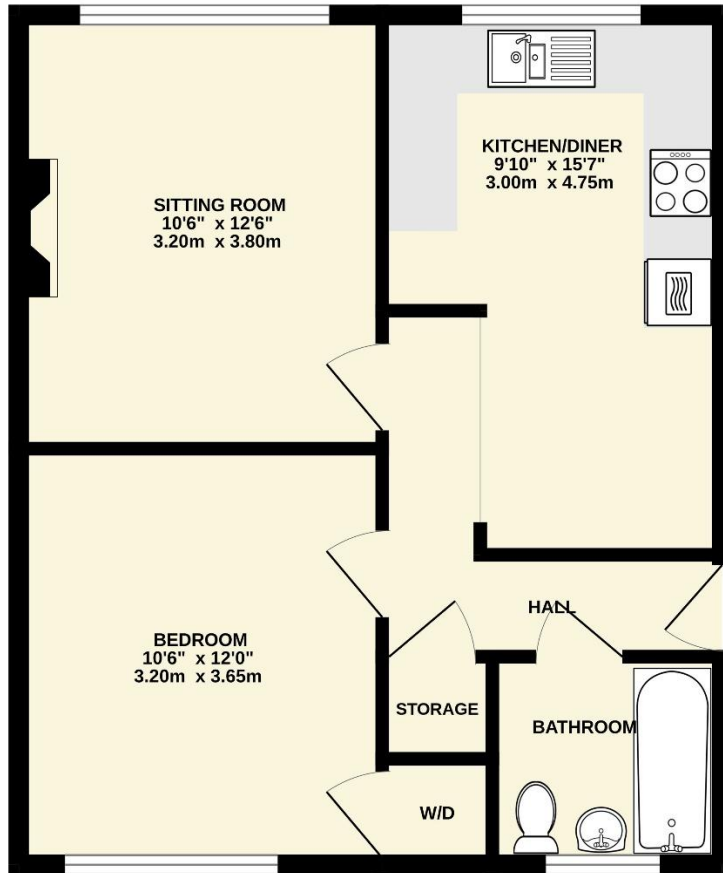
**SERVICES** Mains gas, electricity, water and drainage are connected.

**BROADBAND AND MOBILE** Standard and Superfast broadband are available with predicted speeds of up to 80 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – at December 2025.



FIRST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

TOTAL FLOOR AREA: 494 sq.ft. (45.9 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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**OUTGOINGS** We are advised by East Devon District Council that the council tax band is C.

**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02612**

**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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