



Knowle Drive, Sidmouth

Guide Price £269,000

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This beautifully modernised first and second-floor maisonette offers a rare blend of contemporary comfort and coastal charm. Bathed in natural light, the home has been thoughtfully refined by the current owner to create a space that feels both stylish and wonderfully airy. Every principal room is positioned to capture stunning southerly vistas across manicured communal gardens to the sea beyond.

Approached via steps leading to the private terrace, the entrance hall offers a warm welcome with ample space for coats and shoes. The heart of the home is the expansive L-shaped living and dining room, where a feature bay window frames the views to the sea. A deep under-stairs cupboard provides excellent hidden storage.

The kitchen/breakfast room features sleek grey units, grey sparkle laminate worktops and an induction hob. It enjoys its own unique outlook over the trees toward Muttersmoor. A separate utility room ensures laundry and dishwashing are kept tucked away.

Upstairs, the landing features stylish "driftwood" panelling and leads to two well-proportioned double bedrooms. Both rooms boast fitted wardrobes and elevated southerly views of the coastline. The accommodation is completed by a contemporary white bathroom suite and a separate, modern cloakroom.

This property also benefits from a private single garage with an up-and-over door and a large, lockable external storage cupboard, ideal for bikes or beach gear.

Externally, the residents of Knowle Grange enjoy access to beautifully maintained communal lawns and shrub borders.

OFFERED WITH NO ONWARD CHAIN This property has to be viewed to be fully appreciated.

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VIEWING - By prior appointment with Redferns on 01395 512544

TENURE - LEASEHOLD - On 999 year lease from 2017. The freehold of Knowle Grange is owned by Knowle Grange Management Company Ltd in which each flat holds one share.

SERVICES - We understand all mains services are connected

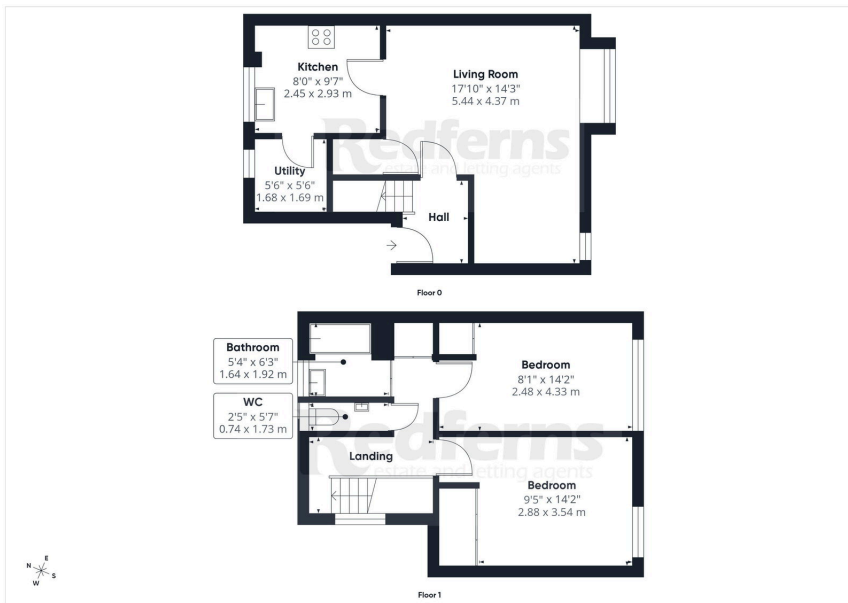
OUTGOINGS - Council Tax Band C. Maintenance Charge currently set at £140 (£150 from April 1st 2026) per calendar month which includes the maintenance and buildings insurance, upkeep of the communal areas.

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.

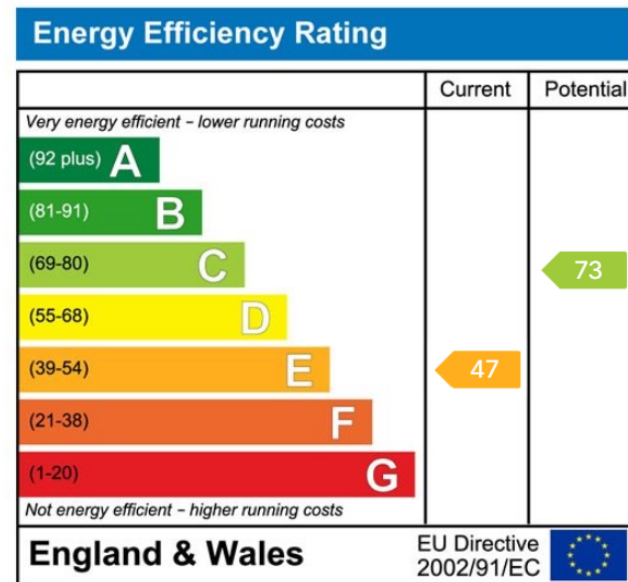
IMPORTANT NOTICE

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.





- Two double bedrooms
- Spacious Living/Dining room
- Modern Fitted Kitchen
- Utility Room
- Luxurious Bathroom and WC
- Fully uPVC double glazed
- Countryside & sea views
- Single Garage
- Council Tax Band - C
- NO ONWARD CHAIN



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