



Salcombe Court, Salcombe Hill Road, Sidmouth, EX10 8JR

Guide Price £325,000

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This superbly presented ground floor apartment forms part of a popular development on the eastern side of town and enjoys stunning views across the Sid Valley.

The accommodation has been kept to an excellent standard during the present owner's tenure and briefly comprises an entrance lobby with hanging space for coats and fitted storage. There is additional fitted storage in the hallway. The living/dining room is a spacious dual aspect reception room with French doors that open onto a westerly facing private patio with wonderful views across the Sid Valley and a large southerly facing window overlooking the communal gardens. The kitchen offers an extensive range of white fronted base and wall mounted units with a selection of integral appliances.

The master bedroom is a comfortable double room with a westerly facing aspect similar to the living room and a good range of fitted wardrobes. The master bedroom benefits from an en suite shower room that comprises of a modern white suite including a walk in shower cubicle with a thermostatic shower unit, a wash basin with fitted storage below, a low level wc and a heated towel rail. The second bedroom is another good sized double with a south facing window overlooking the communal gardens and fitted wardrobes. The shower room has also been modernised comprising a shower cubicle with an electric shower unit over, vanity unit with inset basin, a concealed wc and a heated towel rail.

Salcombe Court is approached by a large communal driveway with visitors' parking and access to the private single garage which benefits from an electric up and over door. The gardens and grounds are meticulously maintained and enjoy beautiful views creating a lovely setting. Sidmouth is a beautiful coastal town with a Regency feel which is ideal for visitors of all ages. Sat in the middle of spectacular countryside Sidmouth is home to beautiful beaches, stylish eating places and great shopping, with everything from unusual gifts, designer clothing and lifestyle goods available.

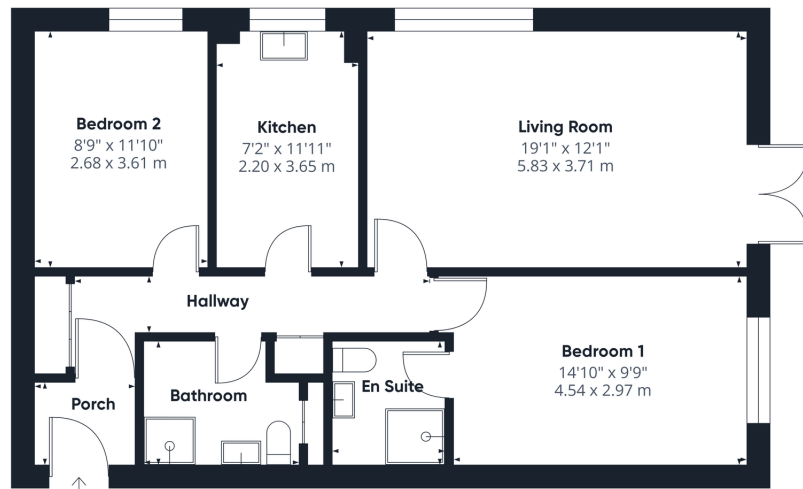
Tenure: Leasehold and held on a 999 year lease from May 1981 with an equal share of the freehold.

Maintenance: Presently set at £1600 per annum including buildings insurance.

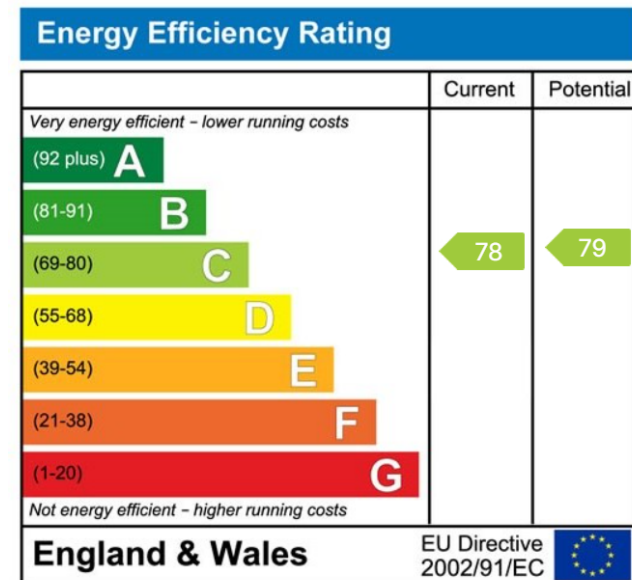
Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

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 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 endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will





- Communal Entrance Foyer
- Living Room
- Two Double Bedrooms
- Private Westerly Facing Patio with Georgous Views across the Sid Valley
- Private Garage and Residents Parking
- Private Entrance Hallway
- Kitchen
- Shower Room and Master En Suite
- Superbly tended Communal Gardens
- Energy Rating C



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