



1, The Grooms



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Russell Street, Sidmouth, EX10 8AB

What3Words: ///dive.given.battle

A spacious two bedroom ground floor apartment located in the heart of the seaside town of Sidmouth

- Town Centre Location
- Two Double Bedrooms
- Allocated Parking Space
- Leasehold
- Close to the Sea Front
- Large Sitting Room
- No Onward Chain
- Council Tax Band D

Guide Price £255,000

SITUATION

The property is within easy reach of Sidmouth town centre, which offers a comprehensive range of independent shops, restaurants, cafés and everyday amenities. The seafront promenade and surrounding countryside provide excellent opportunities for walking and outdoor pursuits, with Salcombe Hill and the dramatic East Devon coastline close at hand.



DESCRIPTION

The accommodation comprises an entrance hall leading to a spacious dual aspect L-shaped sitting/dining room. The fitted kitchen provides an electric oven, hob and extractor hood, space for fridge/freezer and washing machine, and leads through to a utility with door opening to the courtyard and outside storage. There are two good sized double bedrooms, both with fitted wardrobes, served by a family bathroom fitted with a bath with shower attachment and screen, vanity wash basin and WC.

OUTSIDE

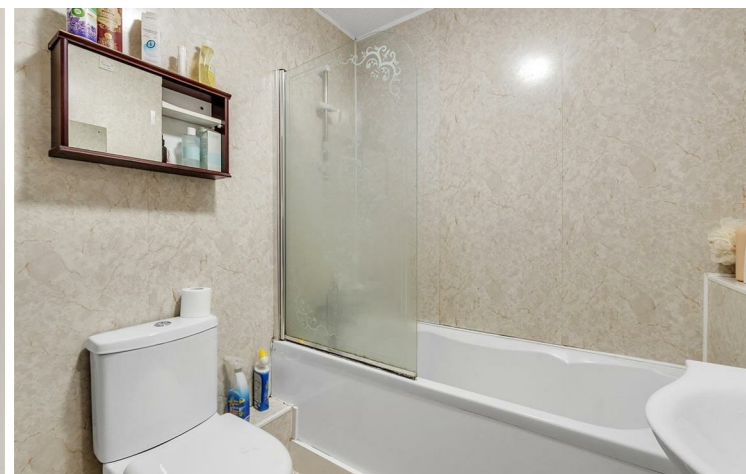
To the rear of the property there is an allocated parking space with access to the rear courtyard

SERVICES

All mains services connected. Gas fired central heating. Ultrafast broadband available. Good mobile signal with all major networks (Ofcom, 2026).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 0140442553.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



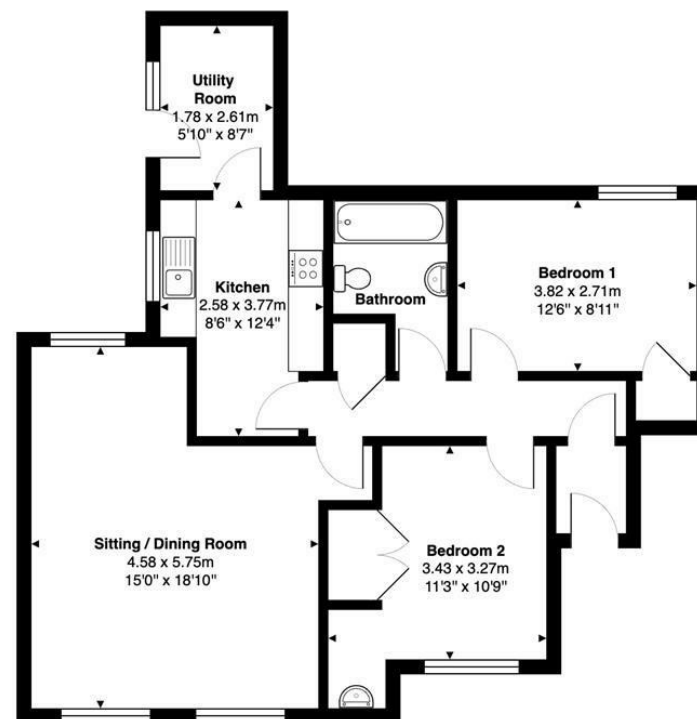
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		Current Potential
		73
		62
England & Wales		EU Directive 2002/91/EC

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Ground Floor
Area: 75.5 m² ... 812 ft²



Total Area: 75.5 m² ... 812 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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