



# Cotmaton Road, Sidmouth

Guide Price £285,000

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This immaculate apartment has been thoroughly enhanced by the current owners in recent years and is offered for sale in excellent condition throughout. The property is perfectly located in a desirable area on the western side of town within easy walking distance to the sea front and town centre. The apartment, which is situated on the first floor of this attractive period building, enjoys a beautiful southerly aspect with views to the sea. St. Helens Court is situated in a peaceful position within easily maintainable grounds that offer a handsome amount of parking for residents and visitors. In addition, there are areas of communal gardens which are often bathed in sunshine.

The accommodation offers a number of original features including high ceilings and deep bay windows. The building is accessed via a front door, only for the use of 3 of the 10 apartments within the development. Stairs rise from the ground floor to a private front door to the property.

An entrance hallway passes through the middle of the apartment providing access to all rooms. The living room is a pleasant reception space with a deep bay window enjoying a stunning southerly aspect to the sea. There is a stylish kitchen offering a range of grey fronted units with stone effect worksurfaces and a selection of integrated appliances. Further appliance space is located within a cupboard at the end of the hallway which presently houses the washing machine. Bedroom 1 is a comfortably sized double bedroom with fitted wardrobes and enjoys a similar view to the living room. Bedroom 2 is another double bedroom with a easterly facing window looking towards the town and beyond to Salcombe Hill. The bathroom comprises a modern suite with a shower cubicle, a wash basin with fitted storage below and a low level wc with a concealed cistern.

A single garage is conveyed with this apartment and on entering the grounds will be found on the right hand side in a block, with an up and over door. The gardens are well tended and include an area of lawn with a selection of mature shrubs that provide a good deal of privacy.

A super apartment, ideal for a variety of uses. Early inspection recommended.

**VIEWING** By prior appointment with Redfersns on 01395 512 544

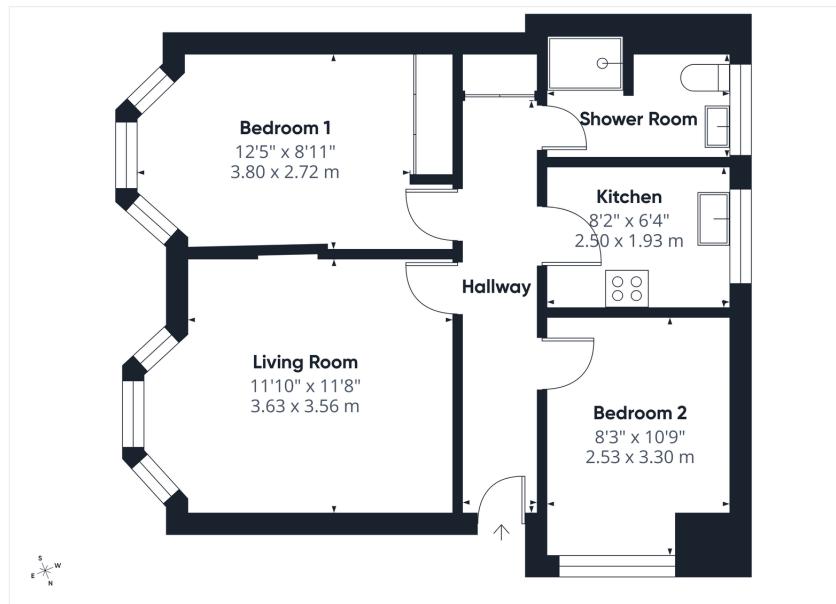
**TENURE LEASEHOLD** - Held on a 999 year lease from 1990. We understand that the current service charge is presently set at £2640 per annum and is paid in monthly instalments. (£220 pcm)

**SERVICES** We understand all mains services are connected, except gas.

**OUTGOINGS** Council Tax Band C

**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.

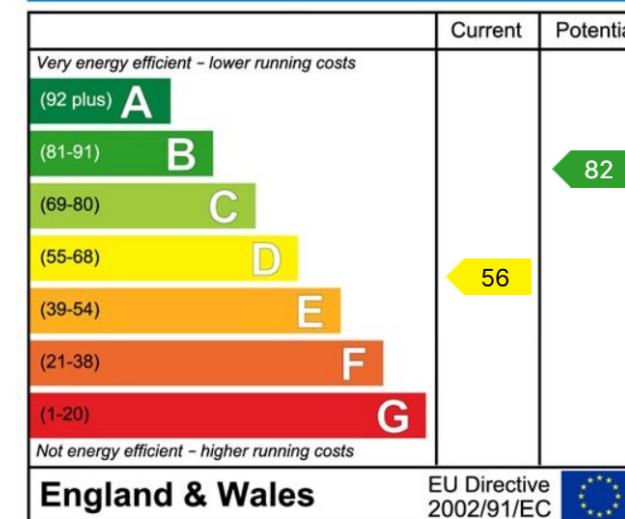




- Communal Entrance Foyer
- Private Entrance Hallway
- Living Room with bay window and sea views
- Modern Fitted Kitchen
- Master Bedroom, also with delightful sea views
- Further Double Bedroom
- Luxurious Shower Room
- Garage, Parking and Communal Gardens
- No Onward Chain
- Energy Rating - D



### Energy Efficiency Rating



Ottery St. Mary  
Exeter  
Sidmouth

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