



Temple Street, Sidmouth

Guide Price £189,950

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This first floor apartment has been renovated to a superb standard and is presented in excellent condition throughout. The property is situated in a convenient position along a local bus route and is within 1 mile of Sidmouth High Street and The Esplanade. In addition, The Byes is only a minutes' walk away.

The accommodation briefly comprises of a glazed uPVC front door which open onto an entrance hallway with two useful storage cupboards and an attractive oak effect laminate flooring that continues towards the living space. The living/kitchen/dining room is a well proportioned, bright reception space with a large easterly facing window looking towards the front. There is plenty of room for living room furniture in addition to a dining suite. The kitchen area offers a selection of cream fronted base and wall mounted units with wood block worksurfaces and a selection of integrated appliances including a double oven with electric four ring hob over, dishwasher, fridge and freezer.

Bedroom 1 is a spacious double bedroom with a large easterly facing window and a fabulous walk in wardrobe fitted with a range of shelving and hanging space. Bedroom two is another double bedroom which overlooks the raised terrace to the rear of the property, Bedroom 3 is a suitable single bedroom that is presently used as a hobbies/craft room and features a fitted cupboard with space and plumbing for a washing machine. This space would also be ideal for a home office. The shower room has been luxuriously fitted and comprises of a large walk in shower cubicle with a thermostatic shower unit over, a wash basin with fitted storage below and a low level wc with a concealed cistern.

The property is approach from the rear of the building. A few concrete steps rise towards a walled courtyard area, passing through a wrought iron gate. The courtyard, which also provides access to one neighbouring property, is a pleasant, westerly facing space which is ideal for sitting out and container planting. Although no private parking is conveyed with this apartment, we are advised by our vendor that there is ample unrestricted parking nearby.

A brilliant apartment, finished to a fine standard. Early inspection recommended.

VIEWINGS By prior appointment with Redferns on 01395 512 544

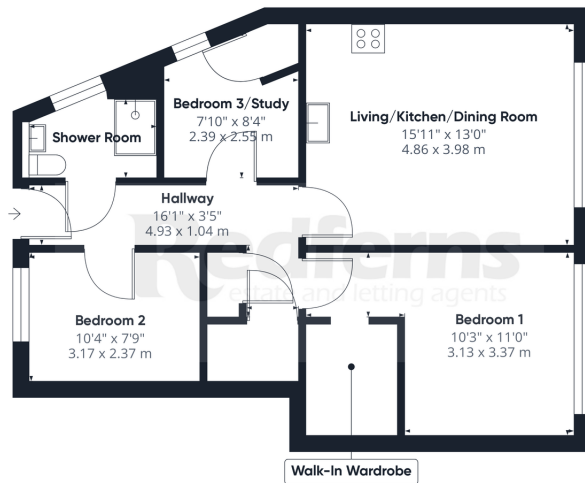
SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

TENURE Leasehold. We understand that the property is held on a 120 year lease from 2019. £20 ground rent is payable annually. 25% contribution toward overall maintenance and insurance obligations. Holiday letting is not permitted. Pets can be kept with the permission of the freeholder.

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.





- Entrance Hallway
- Master Bedroom with Walk-In Wardrobe
- Bedroom 3/Study
- Westerly Facing Patio
- Leasehold
- Open Plan Living/Kitchen/Dining Room
- Second Double Bedroom
- Modern fitted Shower Room
- Within Close Reach of The Byes
- Energy Rating TBC



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