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# Flat 8, Powys House, All Saints Road, Sidmouth, EX10 8DE

Guide Price £165,000

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This charming first floor apartment is situated in the original section of this popular residential development and is offered for sale with no onward chain. The property enjoys a delightful south facing aspect over the grounds from the principle rooms and benefits from a south facing terrace. The accommodation is generously proportioned and retains many original features including high ceilings, sash windows, picture rails and panelled doors, however, the property is now ready for general modernisation and updating throughout.

The accommodation briefly comprises a private entrance hallway, a dual aspect living/ dining room with French doors that open onto the south facing terrace. The kitchen offers a good selection of base and wall mounted units and a south facing window that looks out over the communal grounds. The bedroom is a superbly proportioned double bedroom that also enjoys a dual apsect with southerly and westerly facing windows and features a good range of fitted wardrobes. The bathroom comprises a panelled bath with a shower attachement over, a pedestal wash basin, bidet, low level wc and a heated towel rail. The terrace is a easy, low maintenance space that enjoys an elevated view over the beautifully kept communal grounds and beyond towards the town. The terrace is shared with one other resident. Wooden planting boxes with trellis fencing have been positioned along the centre of the terrace to create two more private and individual spaces which benefit both apartments.

The property is accessed through two communal entrance foyers positioned at either side of the development. A secure entry system offers peace of mind and security. The apartment is located in the original Powys building, which is a beautiful Grade II listed property. Although there is no passenger lift in this section of the development, a chairlift has been installed in recent years to assist residents. The property benefits from a garage, and there is plenty of residents and visitors parking available around the development.

Powys House is a highly regarded retirement development exclusively for the over 55's, and situated on the edge of Sidmouth town centre, only a short walk to the high street and Esplanade. The development offers many excellent facilities including; Resident House Manager, Luxurious residents' Lounge, Laundry Room, 2 Guest Suites, 24 hour monitoring, and fabulous 4 acre communal grounds.

VIEWING By prior appointment with Redferns 01395 512544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band D

TENURE Leasehold 999 year lease from 1982. Restricted to over 55's. We understand that the current annual service charge for 2022 is £3,814.66 The current service covers the following: House Manager's salary, the maintenance, repair and re-decoration of building structures and communal area facilities, maintenance of the laundry and its equipment and the two guest suites (which are available at a nominal cost for the use of the residents' visitors), all external window cleaning, gardening, the cost of the water, gas and electricity for the communal areas (where applicable), buildings insurance plus contents insurance for the common areas, furnishing and equipment.

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

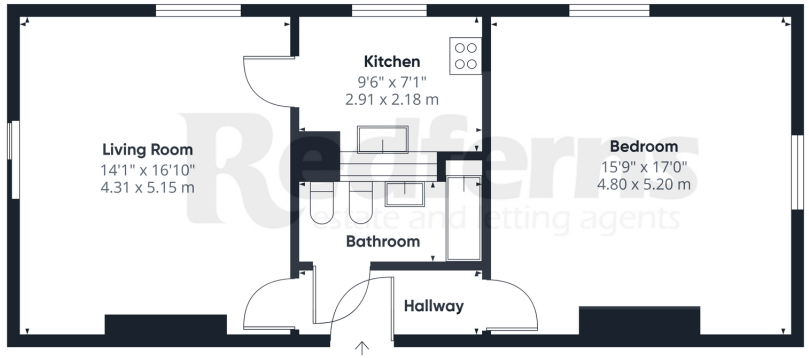






- Communal Entrance Foyer
- Private Entrance Hall
- Living/Dining Room
- Kitchen
- Large Double Bedroom
- Bathroom
- Shared South Facing Terrace
- Garage and Residents Parking
- Grade II Listed
- No Onward Chain






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