



HARRISON
LAVERS &
POTBURY'S

2 Pound Close
88 Chapel Street
Sidbury
EX10 0RQ

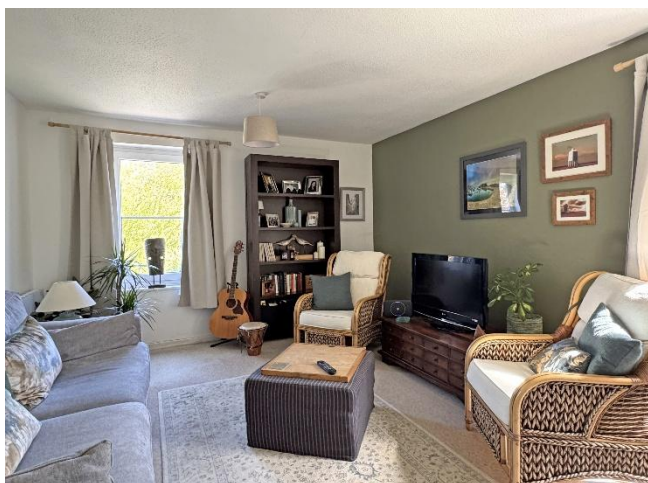
£140,000 LEASEHOLD

A purpose-built, ground floor flat, forming part of a small development, located in the popular village of Sidbury, just three miles from the seafront at Sidmouth.

Presented well throughout, this purpose-built ground floor flat is accessed via a secure communal entrance with telecom entry system, with the property in the back corner of the building, benefitting from easterly and southerly aspects. Once inside, the entrance hallway has good storage and leads to a dual aspect sitting/dining room with modern electric heating and a superb outlook over the communal gardens. A real feature of the property is the kitchen with a comprehensive range of modern units, with Corian worksurfaces and a built-in oven and electric hob.

The bedroom is a good size double with a built-in wardrobe and a fine outlook to the rear, over the communal gardens. The bathroom has a white suite with an electric shower over the bath and an airing cupboard housing a modern water heater.

There are stunning communal gardens to the rear of the development, extending easterly to the River Sid. Sweeping lawns provide plenty of areas to sit, a drying area and also give access on to a footpath passing the Millenium Field and Cricket field.





Sidbury is a popular East Devon village that lies within the East Devon National Landscape, surrounded by beautiful open countryside yet just a short drive from both Sidmouth and Honiton. The village provides a convenience store/butchers, popular public house, village hall, primary school and regular bus services to both Sidmouth and Honiton.

TENURE We are advised that the property is Leasehold with a term expiring on 24.03.2113. We understand the property can be long let however Air-BnB/Holiday Letting is prohibited. Pets require prior permission.

SERVICE CHARGE The monthly service charge is £179.37 – Correct May 2026. The development is professionally managed by LiveWest. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES Mains electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of 80 mbps. Good outdoor mobile coverage is predicted by EE, Three, O2 and Vodafone. Information provided by Ofcom. - April 2026

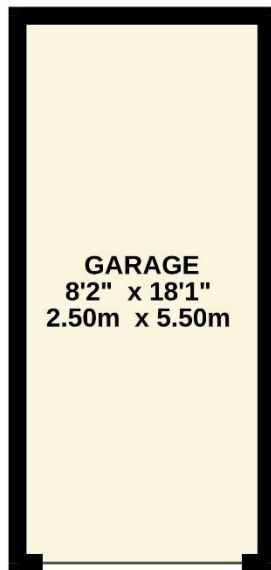
OUTGOINGS We are advised by East Devon District Council that the council tax band is A.

EPC: D

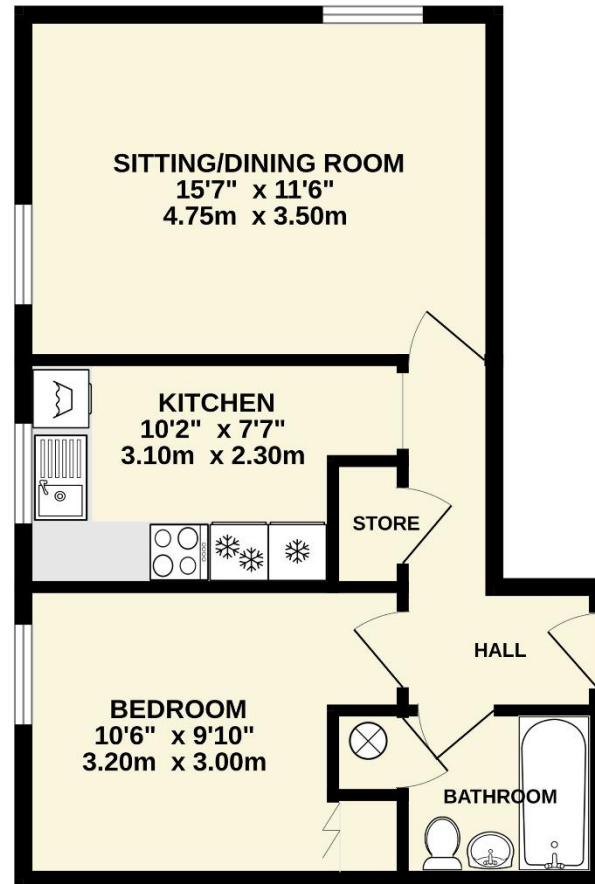
POSSESSION Vacant possession on completion.

REF: DHS02658

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



GARAGE
8'2" x 18'1"
2.50m x 5.50m



SITTING/DINING ROOM
15'7" x 11'6"
4.75m x 3.50m

KITCHEN
10'2" x 7'7"
3.10m x 2.30m

STORE

HALL

BEDROOM
10'6" x 9'10"
3.20m x 3.00m

BATHROOM

TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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