



HARRISON
LAVERS &
POTBURY'S

14 Audley
All Saints Road
Sidmouth
EX10 8DY

£145,000 LEASEHOLD

A beautifully refurbished studio apartment with balcony and situated within a short walk of the town centre.

Located on the first floor of this popular development for the over 55's, this attractive studio apartment has recently been the subject of an extensive refurbishment, offering stylish and refreshed accommodation ready for a new owner to enjoy. The apartment benefits from having a private balcony which enjoys an east aspect and provides a pleasant space, with plenty of room for a table and chairs. Occupying a convenient location, the town centre is within walking distance and offers an excellent range of facilities and bus services along with the esplanade and seafront.

Residents enjoy the use of a range of communal facilities including well maintained gardens, a communal laundry room and a guest room for visiting family and friends and there is also an area for residents parking.

The apartment is approached via a spacious communal entrance, with stairs rising to the first floor and the communal landing enjoys a west aspect. On entering the apartment, an entrance hall opens into the main living space comprising a living/dining area along with a bedroom area to one end. Sliding patio doors access the balcony. The kitchen also enjoys an east aspect overlooking the gardens and is fitted





with new shaker style cabinets and attractive worksurfaces. A recessed space offers space for a fridge/freezer and microwave.

A separate shower room is beautifully fitted and comprises a large walk-in shower, WC and wash basin with vanity drawers under and also features a chrome heated towel rail. The apartment is neutrally decorated throughout and has new floor covering and also provides lots of storage via two walk-in cupboards.

The communal grounds are well kept, are of a good size and are for the exclusive use of the residents and comprises areas of lawn with adjoining shrub borders. Along with access from All Saints Road, there is also a gated access for the exclusive use of the residents leading into Roselands which offers an alternate level pedestrian access to the town centre.

TENURE We are advised that the property is Leasehold, held on a term of 125 years from June 1999. All apartment owners are share holders in the management company that owns the freehold.

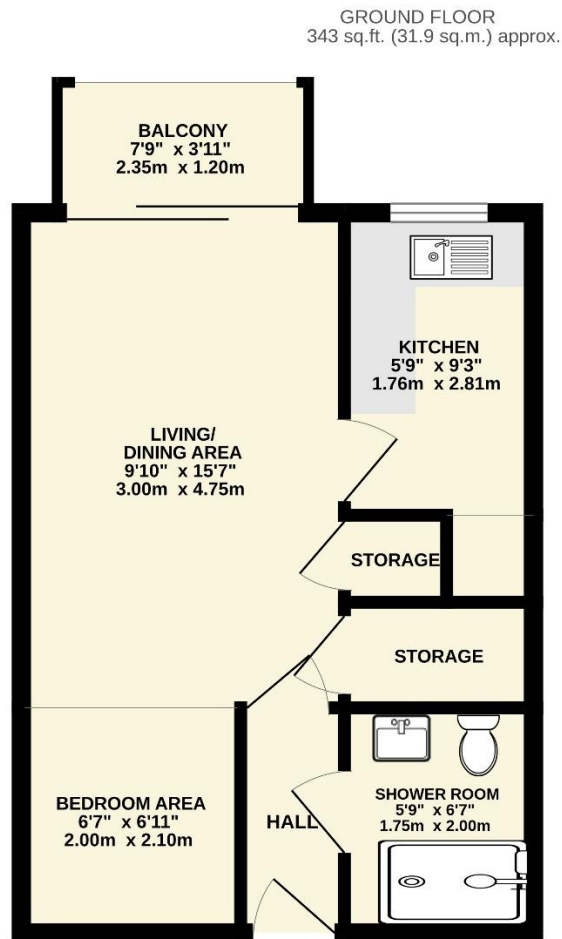
SERVICE CHARGE £195 per calendar month. Service charges are liable to change, you should therefore check the position before making a commitment to purchase. Holiday letting and pets are not permitted, however Assured Shorthold Tenancies are permitted.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - October 2026.

REF: DHS02737





TOTAL FLOOR AREA : 343 sq.ft. (31.9 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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COUNCIL TAX We are advised by East Devon District Council that the council tax band is **A**.

EPC: D

POSSESSION Vacant possession on completion.

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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