



The Thatch
70 High Street
Sidmouth
EX10 8EH

£175,000 LEASEHOLD

Situated in the town centre with parking, a beautifully presented flat which has recently been modernised.

Offered for sale with no ongoing chain and located in the heart of Sidmouth's town centre, within a short stroll of amenities, along with the esplanade and seafront.

More recently the property has been the subject of considerable improvement and expenditure and is now beautifully presented and ready for immediate occupation. The off road parking space conveyed with this flat is situated immediately next to the building.

On entering the property, an entrance lobby has a tiled floor and a carpeted staircase rises to the upper floor. The kitchen is beautifully fitted with a range of cupboards, drawers and Quartz worksurfaces, all providing ample storage and there is a solid wood breakfast bar. Appliances comprise a built-in electric oven and hob along with a fridge/freezer, washing machine and slimline dishwasher.

The sitting room enjoys a triple aspect predominantly west and there are sea glimpses. The sitting room has a central fire surround with mantle and hearth and a fitted electric wood burning style stove. The bedroom has a low level





window along with access to the roof space. The bathroom has a modern white suite comprising a panel bath with shower over, wash basin with cupboard under and WC. The bathroom also features a linen cupboard with pressurised hot water cylinder and has space for a tumble dryer.

The flat has been recently redecorated throughout and has new floor coverings. Externally the building was redecorated during 2025.

AGENTS NOTES/SERVICE CHARGES The property is Grade II Listed and thatched. We understand that the maintenance of the building and buildings insurance is split on a 50/50 basis with the shop below. There is a management company in place and there is a service charge of £50 per calendar month. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

TENURE We are advised that the property is Leasehold, held on a term of 199 years from 1993.

SERVICES Mains electricity, water and drainage are connected.

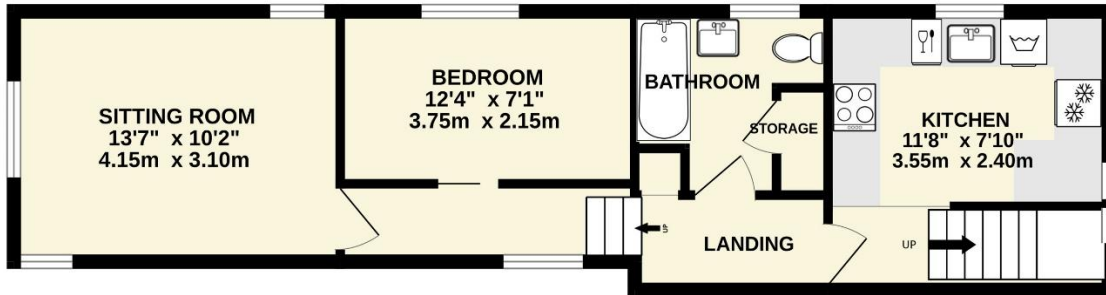
BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – March 2026

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

EPC: Grade II Listed



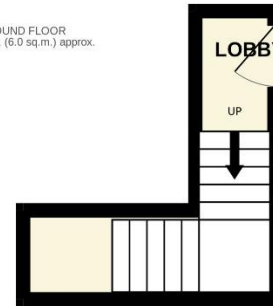
FIRST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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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GROUND FLOOR
65 sq.ft. (6.0 sq.m.) approx.



POSSESSION Vacant possession on completion.

REF: DHS02647

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

