



HLP HARRISON
LAVERS &
POTBURY'S

1 Drake House
Church Street
Sidford
Sidmouth
EX10 9RN

£219,950 LEASEHOLD

A purpose built ground floor flat, presented in good order throughout and situated in a most convenient level location, close to The Byes and River Sid.

Offered for sale in good decorative order throughout and with gas central heating and uPVC double glazing, is this purpose built ground floor flat situated in Sidford. The entrance hallway has an airing cupboard with hot water cylinder and a window borrowing light from the sitting/dining room. The sitting/dining room is a good size with a window to the front aspect and a door to the kitchen which is fitted with a good range of units with integrated appliances to include an oven, grill, electric hob, fridge, freezer and a dishwasher. There is a front facing window, wall mounted gas boiler and a built-in storage cupboard that also houses an upgraded consumer unit.

The main bedroom has a rear facing window, built-in wardrobe and good quality freestanding wardrobes will also be included in the sale. There is a second good size double bedroom, again the wardrobes will be included in the sale and there is a rear facing double glazed door opening onto the south facing communal garden. The shower room has a side facing window and is fitted with a modern suite to include a mains shower.





Adjoining the rear of the property and with a south facing aspect is a communal lawn garden with views to Salcombe Hill. A communal rear vehicle entrance leads to a single garage belonging to the property at the left hand end of the block and measuring 2.5m (8'2) x 4.6m (15'1) and with power. Permits are available for fulltime parking at Sidford car park from East Devon District Council.

Drake House is situated in the heart of Sidford next to day to day amenities including a Spar convenience store and post office, regular bus services to the town centre and surrounding areas, popular public houses The Rising Sun and The Blue Ball and the Salty Monk restaurant. The Byes and River Sid are a short level walk away and offer a delightful riverside walk and cycle track leading down to Sidmouth's town centre which is around two miles away. The town has an excellent range of independent shops and High Street chains along with the unspoilt Regency esplanade.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 25.06.1979. The freehold of the building is vested within the resident's management committee, the four flats having an equal share. The residents employ our sister company to manage the day to day running of the building.

SERVICE CHARGE £100 per month.

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

EPC: C

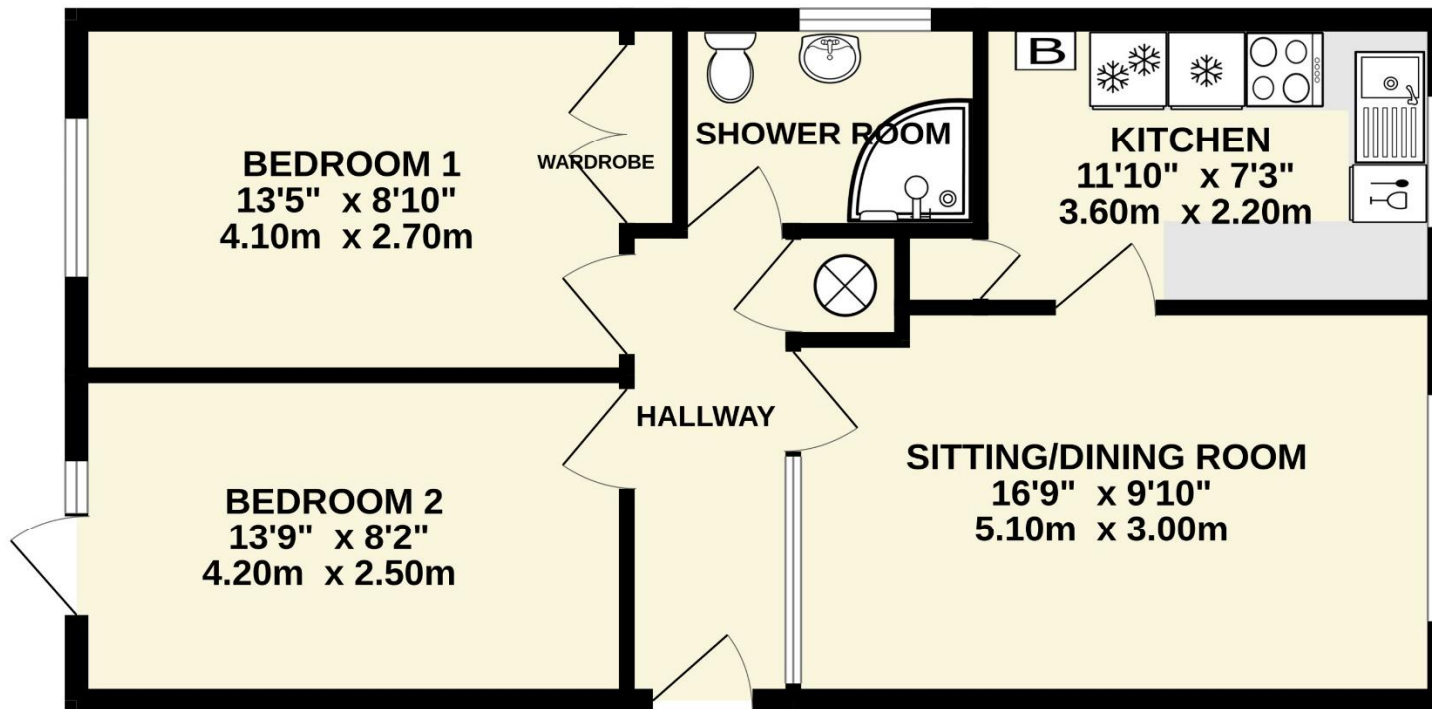
POSSESSION Vacant possession on completion.

REF: DHS02272



GROUND FLOOR

583 sq.ft. (54.2 sq.m.) approx.



DIRECTIONS On entering Sidford from Exeter on the A3052 proceed to the crossroad junction. Continue straight across and Drake House will be found on the right, immediately after the pedestrian crossing.

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.

TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

