



11 Homemeadows House
Brewery Lane
Sidmouth
EX10 8UU

£85,000 LEASEHOLD

A modernised, first floor purpose-built retirement flat with lift access and situated in a convenient position just over half a mile from the seafront.

The main entrance to Homemeadows House operates on a telecom system with an automatic door. On entering the building, you pass the House Managers office and once beyond the entrance foyer there is a resident's lounge and kitchen, laundry and a lift giving access to the upper floors. Once inside the flat, the sitting room benefits from a west facing outlook, over the communal garden. A modern wall mounted electric heater is fully programmable and there is a useful storage cupboard with a modern electric water heater. The separate kitchen is fitted with a range of modern units, with a built-in oven and hob, space for a fridge/freezer and a west facing window looking over the communal garden.

A spacious double bedroom again faces west, has a built-in wardrobe and a wall mounted electric heater matching the sitting room. The shower room is well-appointed with a modern white suite to include a large shower cubicle and fitted storage.





Residents benefit from the use of attractive and enclosed communal gardens situated to the rear of the building and comprising lawn, patio and well stocked flower beds. There is residents and visitor parking operating on a first come, first served basis and a further area of lawn garden with seating lies beyond. A guest suite is available for visiting friends and family at a reasonable rate.

Homesteads House is situated in a convenient position in a Conservation Area within short walking distance of The Byes and River Sid, on a regular bus route and around half a mile from the town centre and seafront. Sidmouth offers a broad range of amenities to include numerous independent shops and High Street chains, a cinema, theatre, library, modern health centre, Waitrose and Lidl.

TENURE We are advised that the property is Leasehold. We understand the lease expires on 1 May 2086, although this is to be confirmed by the vendor.

SERVICE CHARGE The half yearly service charge is £2,262.99 up to 1 September 2026. Ground rent up to the same period is £240.75. Service charges are liable to change so we advise checking the position with your legal representative prior to purchase. We have also been advised that no holiday letting is permitted, however long-term letting is permitted subject to prior permission from the Management Company.

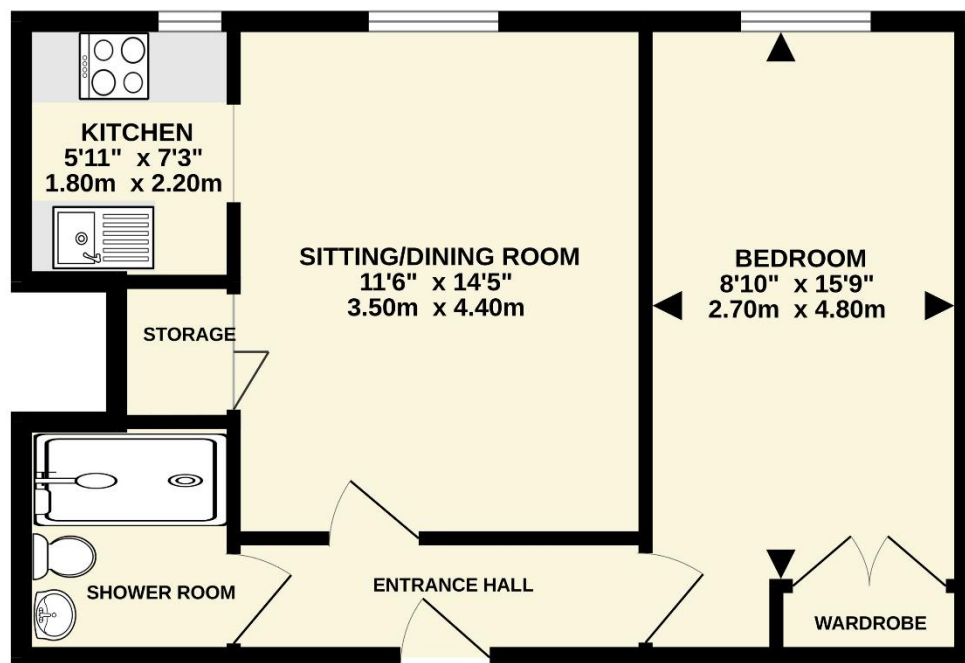
ADDITIONAL INFORMATION The house manager is available Monday to Friday 9am to 5pm but does not perform any carer duties. Homesteads House promotes independent living with a minimum age of 60. In the case of a couple one must be at least 60 and the other at least 55. Water rates are included in the service charge.

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

EPC: C



FIRST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.4 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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BROADBAND & MOBILE Standard, Superfast and Ultrafast Broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and indoor mobile coverage is predicted by EE, Vodafone, O2 and Three. Information supplied by Ofcom – April 2026.

SERVICES Mains electricity, water and drainage are connected.

POSSESSION Vacant possession on completion.

REF: DHS2654

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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