



HARRISON
LAVERS &
POTBURY'S

3 Pauntley Garden
Cotmaton Road
Sidmouth
EX10 8SZ

£295,000 LEASEHOLD

A purpose built first floor flat with hill and sea views, situated in a desirable location just half a mile from the town centre and seafront.

Offered for sale with no ongoing chain is this first floor, purpose built flat. A private entrance hallway and stairs lead to an inner doorway opening into the property. The flat has gas central heating and uPVC double glazed, sash windows to the front and rear aspects. A spacious, dual aspect sitting/dining room has three windows looking easterly, with views to both Salcombe Hill and the sea. A double glazed door opens onto a balcony looking south over the immediate neighbourhood. A separate kitchen is fitted with a good range of units with space for an electric oven, fridge, freezer and washing machine. There is a useful larder, fitted breakfast table and the room shares the same outlook as the sitting/dining room.

The main bedroom is particularly spacious with two windows to the rear aspect, looking westerly with views along Muttersmoor. A second double bedroom also looks to the west with a window and Juliette balcony. The bathroom is fitted with a white suite, having a mains shower over the bath and lastly, there is a separate WC.

Opposite the entrance to the property is a single garage, the second in from the right. We understand the garage roofs are all due to be replaced.





Pauntley Garden was built in the early 1970's and stands in a desirable residential location just a third of a mile from Connaught Gardens and Jacobs Ladder Beach. The town centre and seafront are a little over half a mile away, placing the property within convenient reach of numerous independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic coastline, enjoying a busy town centre and a wide range of amenities including, Waitrose, Lidl, a theatre, cinema and regular bus services to the surrounding area.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 21.12.1971. The property holds an equal share in the freehold interest and the owners of Pauntley Garden employ a professional managing agent. We are further advised that pets are permitted as is long term residential letting.

SERVICE CHARGE £195.83 per month (correct at December 2024). Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

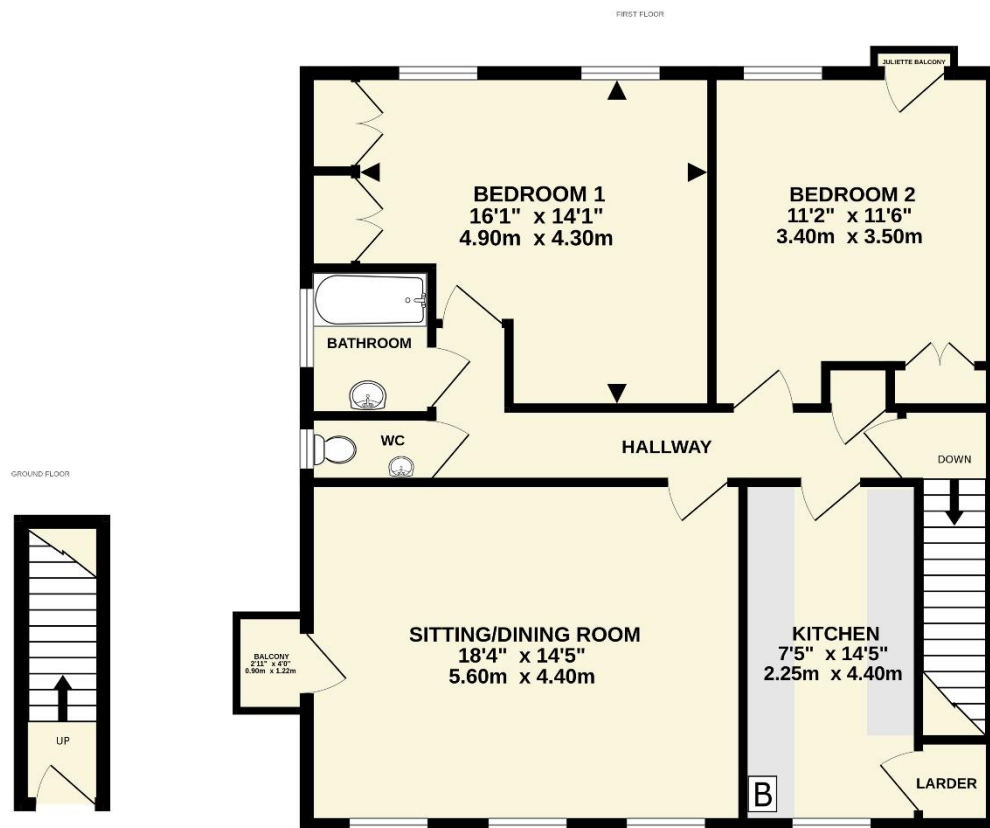
SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted speeds up to 78 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

EPC: D





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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POSSESSION Vacant possession on completion.

REF: DHS02503

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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