



HLP

HARRISON
LAVERS &
POTBURY'S

Flat 2, Bridge House Mill Street Sidmouth EX10 8DW

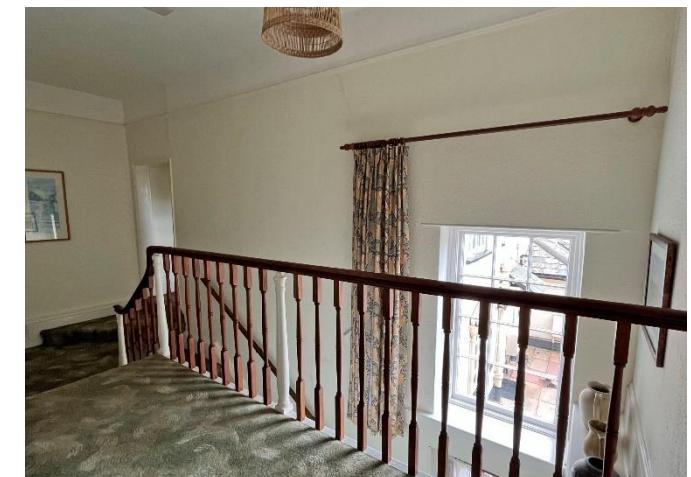
£295,000 LEASEHOLD

Situated within a short stroll of the town centre, a most attractive first floor flat with parking, garage and garden.

Flat 2, Bridge House forms part of a most attractive Grade II Listed period building which occupies a level position within a few minutes walk of the town centre and seafront. The property enjoys a lovely easterly aspect overlooking the River Sid and benefits from having its own private area of garden along with a parking space and garage.

The flat has its own private entrance into an entrance lobby with a wide staircase rising to the first floor where there is a spacious landing area with large walk-in storage cupboard off. The sitting room enjoys an easterly aspect with feature sash window overlooking the river and the kitchen/dining room enjoys a westerly aspect. The kitchen has a range of storage units along with worksurfaces and there is a fitted gas hob and space for a fridge/freezer and washing machine. The kitchen also houses the wall mounted gas fired boiler.

There are two bedrooms, both enjoying an easterly aspect with feature bay windows overlooking the river, the main bedroom having a good range of wardrobes and matching drawer units.





The bathroom comprises a panelled bath with shower over along with a wash basin and WC and in addition to this there is a separate cloakroom with WC and wash basin.

The flat is well presented, however is now in need of a general modernisation.

The flat benefits from having a garage measuring 2.45m x 4.8m and has an up and over door. Adjoining this is a parking space also conveyed with the flat. The private garden enjoys a south westerly aspect and is mainly laid to lawn with inset shrubs and there is a timber garden shed.

Sidmouth's town centre is literally minutes' away and offers an excellent range of services and facilities along with the esplanade and seafront and regular bus services to the surrounding area. Also nearby are The Byes, a delightful riverside walk and cycle track.

TENURE We understand that the property is Leasehold and in more recent years the lease has been extended. This expires in July 2172. We understand the freehold of the building is owned by the ground floor flat.

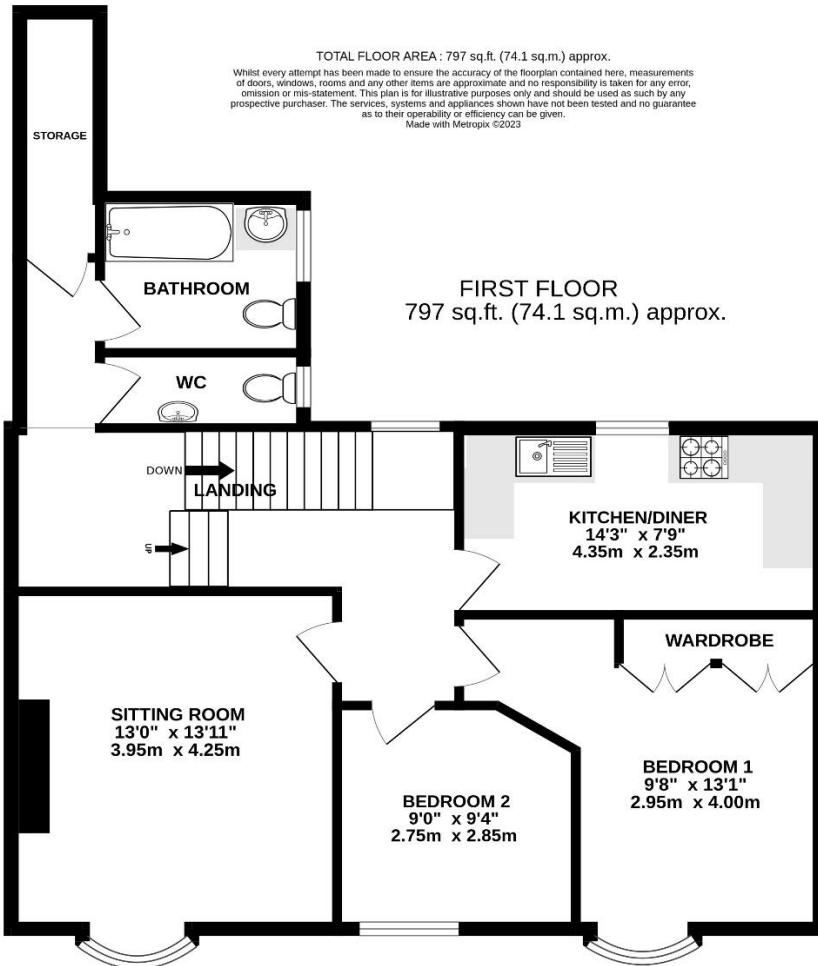
MAINTENANCE AND INSURANCE We understand Flat 2 is liable for 40% of the Buildings Insurance which is organised by the ground floor flat. We also understand that there are maintenance agreements in place for the driveway and the roof. Service charge payments can be liable to alteration, you should therefore, check the position before making a commitment to purchase.

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

EPC: N/A

POSSESSION Vacant possession on completion.

REF: DHS02219



DIRECTIONS From our Sidmouth office proceed down the High Street turning left into Holmdale. At the bottom of the road turn left and continue towards the ford and the entrance to Bridge House will be seen immediately before this on the left.

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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