



HARRISON
LAVERS &
POTBURY'S



Coach House
5 Cedar Shade
All Saints Road
Sidmouth
EX10 8EU

£465,000 FREEHOLD

A beautifully presented freehold coach house with sea views, situated in a superb central, yet quiet location, within a prestigious gated development only half a mile from the seafront.

The property is presented in excellent condition with lower than normal maintenance; only built in 2009 it therefore has the benefit of efficient insulation. The accommodation is on the first floor and is accessed from a private external staircase leading from the side of its private garage; there is also rear access via gentle inclining steps to the property's private terrace. Although a relatively new property, it has been upgraded to include two en-suite bathrooms, a stylish kitchen, additional feature windows and doors, wood flooring, re-fitted utility room, Velux windows and spot lighting throughout. It has gas central heating, a feature lounge electric fire and double glazing.

The property enjoys level private south facing terraces; one with views towards Salcombe Hill and the sea. The terraces extend to the rear of the property, providing space for alfresco dining and sun bathing and these paved areas can easily be adapted for a small child or family pet. To the front of the property there is a small south facing cottage style courtyard. The rear and side of the property have high walls which offer a considerable degree of privacy. On the other side of these, is a quiet select retirement complex.



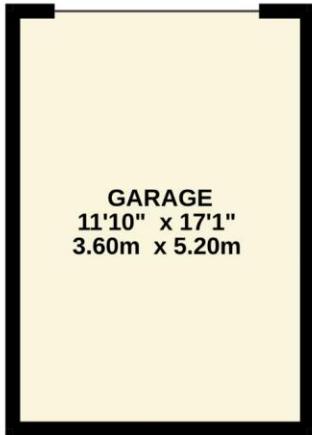


The kitchen features an integrated washing machine, dishwasher and freezer and a large free standing larder fridge. The property has the benefit of higher than normal semi-vaulted ceilings which give an open and modern feel. The master bedroom has sea views, fitted wardrobes and an en-suite; the guest bedroom has its own en-suite shower room. The utility room is currently used as a study, but has retained the plumbing so it can be easily reverted to house a washing machine and/or a toilet and sink. There is ample storage in the property, plus a large single garage with a substantial amount of additional storage; the garage also has power and light and a quiet electrically operated door.

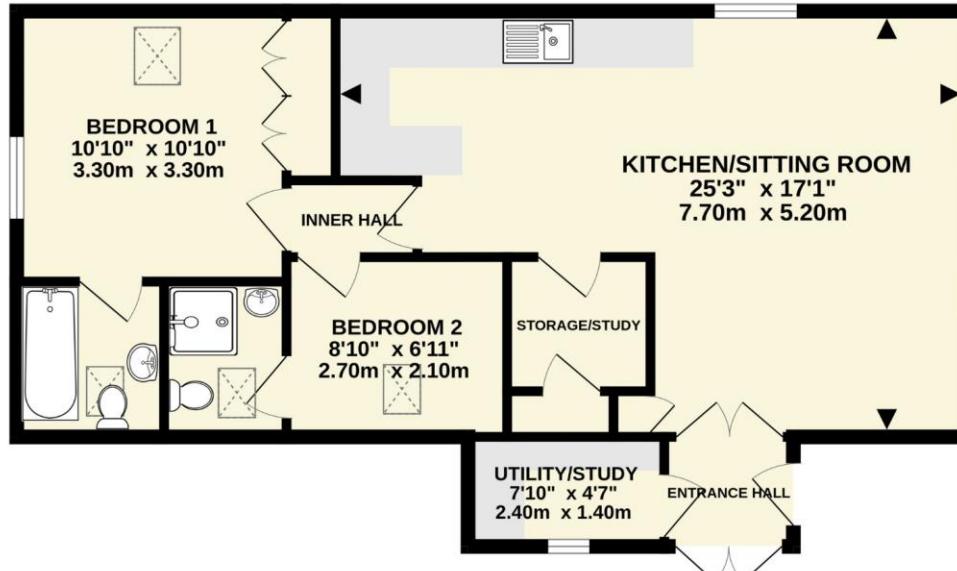
Cedar Shade is a prestigious gated development of ten properties, in a superb, yet quiet location in the town centre and Conservation area. The estate has electronic gates that give both privacy and security. Cedar Shade is within level walking distance to the beach, seafront and all of Sidmouth's amenities. The original Grade II Listed house holds a Blue Plaque; this property now houses four luxury apartments with an additional wing creating a town house. The rest of the estate has five distinctive properties that were built in 2009, and one of these is the Coach House which is peacefully located at the rear of the development. The estate is accessed via a large driveway that sweeps to the rear where the Coach House is quietly situated. Cedar Shade has extensive landscaped gardens for the quiet enjoyment of residents and their guests; there are also four parking spaces for the exclusive use of residents and their visitors.

TENURE The Coach House is freehold and includes the garages for the main house. These garages are held on individual leases with a peppercorn rent and wide-ranging covenants. As part of their lease, garage lessees pay an annual contribution of 10% towards the Coach House's buildings insurance and all garages have quiet, electrically operated doors. The lessees are also responsible for the maintenance of their garage doors, as detailed in their lease.

GROUND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



FIRST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 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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SERVICE CHARGES The grounds service charge and insurance is £850 for 2023/24 and this covers outside communal lighting, gardening, general maintenance, upkeep of the electrical doors and managing agent's fee. The property would make a lovely main home or holiday home, but commercial holiday letting is prohibited on the development; however, the property can be let on an Assured Shorthold Tenancy Agreement.

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

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02224

DIRECTIONS From Exeter take A3052 to Sidmouth. Turn right at the Bowd Inn and continue for approximately two miles down to a filter roundabout at the Woodlands Hotel. Turn left after 100 yards where Cedar Shade can be found on the left. There is a pedestrian gate at the side of the electrically operated gate.

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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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