



HARRISON
LAVERS &
POTBURY'S

9 Knowle Grange
Knowle Drive
Sidmouth
EX10 8HN

£185,000 LEASEHOLD

A first floor, purpose-built flat with private entrance situated in a desirable location only half a mile from the town centre and seafront.

Offered for sale with no on-going chain, the property is accessed via an external staircase rising to a private entrance via a porch. Once inside the entrance hallway has a storage cupboard and leads to a kitchen arranged in two areas, with dual aspect windows overlooking the communal gardens and beyond to the hillsides of Muttonsmoor. The kitchen has fitted units, a built-in electric oven, space for a washing machine and fridge. There is an airing cupboard housing a modern, Megaflow immersion tank.

The sitting/dining room has a south-easterly aspect with a delightful view down to the sea. The main bedroom enjoys the same aspect and has good storage provided by built-in wardrobes. There is a second double bedroom with a view to Salcombe Hill and the bathroom is fitted with a white suite. The property has double glazing and is heated by electric night storage heaters. No mains gas is connected.

The Knowle Grange development surrounds west facing communal gardens and has well kept grounds that include visitor parking. The property has a private storage shed and a single garage, both numbered 9. The garage measures 2.4m x 4.9m (7'8 x 16'1). There is also residents refuse storage.





Knowle Grange is situated in a desirable location to the west of the town centre, only half a mile from the seafront via Station Road. The top of the High Street is less than half a mile away, placing the property within reach of numerous independent shops and High Street chains, a theatre, cinema, regular bus services to the surrounding area, beautiful public gardens and the Regency Esplanade. Sidmouth is an unspoilt, coastal town with a good range of amenities to include Waitrose, Lidl, a modern doctors surgery, cottage hospital, popular schools and sports clubs to include rugby, cricket and an eighteen hole golf course.

TENURE Leasehold. We understand that the lease expires on 25.03.2107. We are further advised that the property owns an equal share of the freehold interest and the development is professionally managed by Harrison Lavers & Potbury's. Holiday letting and pets are not permitted, however long letting, of a minimum of twelve months is allowed.

SERVICE CHARGE £130 per month. The service charge includes the water supply, building maintenance and insurance. Service charges are liable to change so we advise checking the position with your legal representative prior to purchase.

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

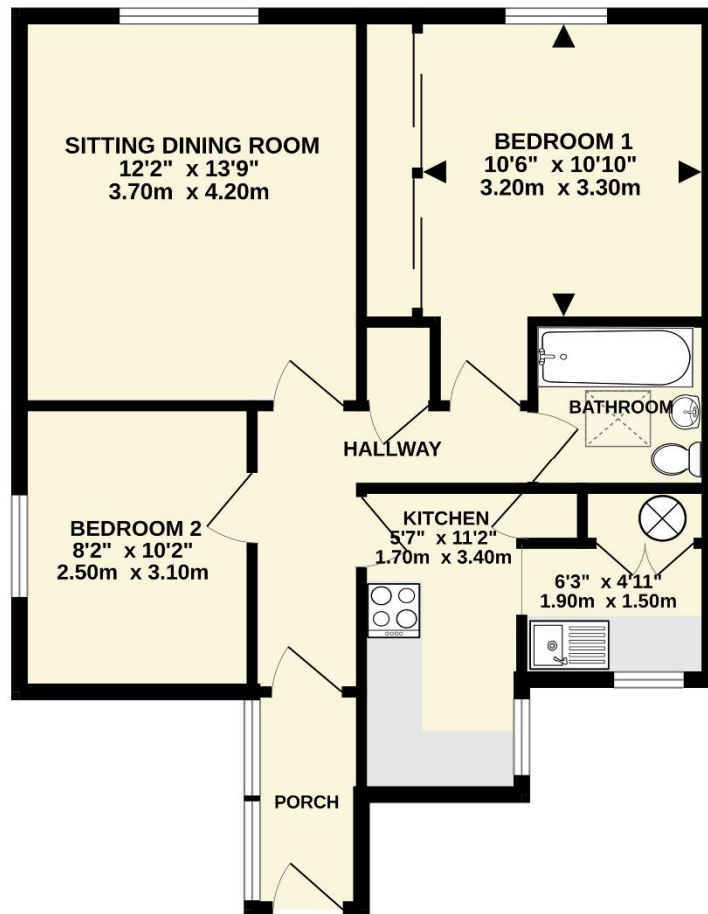
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POSSESSION Vacant possession on completion.

REF: DHS02356



FIRST FLOOR



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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DIRECTIONS On entering Sidmouth via the B3176 (Station Road), follow the road passing the left turnings for Alexandria Road and Peaslands Road. Just before the pinch-point, turn right into Knowle Drive and follow the road up and around to the right, whereupon, Knowle Grange will be seen 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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