



HARRISON
LAVERS &
POTBURY'S

32 Powys House
All Saints Road
Sidmouth
EX10 8DE

£275,000 LEASEHOLD

A well presented and modernised first floor apartment, situated in a popular development close to the town centre and with a fabulous west facing aspect.

Presented in good decorative order throughout, this first floor apartment benefits from a modern kitchen, shower room and updated electric heating. The first floor can be accessed via a lift from the main entrance and there is a reading area with views over the communal gardens on the landing. Once inside the property the hallway has a number of storage cupboards, an airing cupboard and a separate WC. A spacious L shaped sitting/dining room has sliding glazed doors opening onto the balcony which enjoys a fabulous west facing aspect with views of the communal gardens and up to Muttons Moor. The kitchen is fitted with a good range of modern units, with an integrated fridge/freezer, dishwasher, oven, grill and hob.

The main bedroom is a good size double room fitted with a range of bedroom furniture. The second bedroom again has fitted furniture, both rooms enjoying the west facing views. The shower room is fitted with a modern white suite.

Powys House stands in attractive communal grounds with a large lawn garden, having a south facing aspect and tree lined boundary. Owners benefit from a laundry, spacious lounge, greenhouse, reading areas, guest suites and a full time house manager.

There is residents/visitor parking and pedestrian access via Connaught Close, providing a convenient walk through to All Saints Road and onto the town centre.





TENURE We understand that the apartment is leasehold and held on a 999 year lease from 1982.

SERVICE CHARGE There is a service charge for each apartment at Powys House, which is payable monthly in advance and covers the following items: the House Manager's salary, the maintenance, repair and re-decoration of building structures and communal area facilities, maintenance of the laundry and its equipment and the two guest suites (which are available at a nominal cost for the use of the residents' visitors), all external window cleaning, gardening, the cost of the water, gas and electricity for the communal areas (where applicable), buildings insurance plus contents insurance for the common areas, furnishing and equipment. The management charge for administration purposes is levied by the Housing Association or their agent in line with the housing corporation guidelines. The current monthly service charge is £298.53 (correct November 2022). Service charge payments can be liable to alteration, you should therefore, check the position before making a commitment to purchase.

AGENTS NOTE A resident must be 55 years of age or over. The lease contains specific arrangements for the re-sale of apartments. Re-sales are conducted on the seller's behalf by the freeholder, Retirement Properties Ltd. The arrangements for the fees and costs which apply to this process have been amended by voluntary agreement with the Competition and Markets Authority. The sellers will be responsible for the fees to the estate agent, solicitor and any other costs such as the EPC, and in addition a fee calculated at 4% of the lower of the sale price or the sellers original purchase price, is payable to the freeholder.

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

EPC: B

POSSESSION Vacant possession on completion.

REF: DHS02088

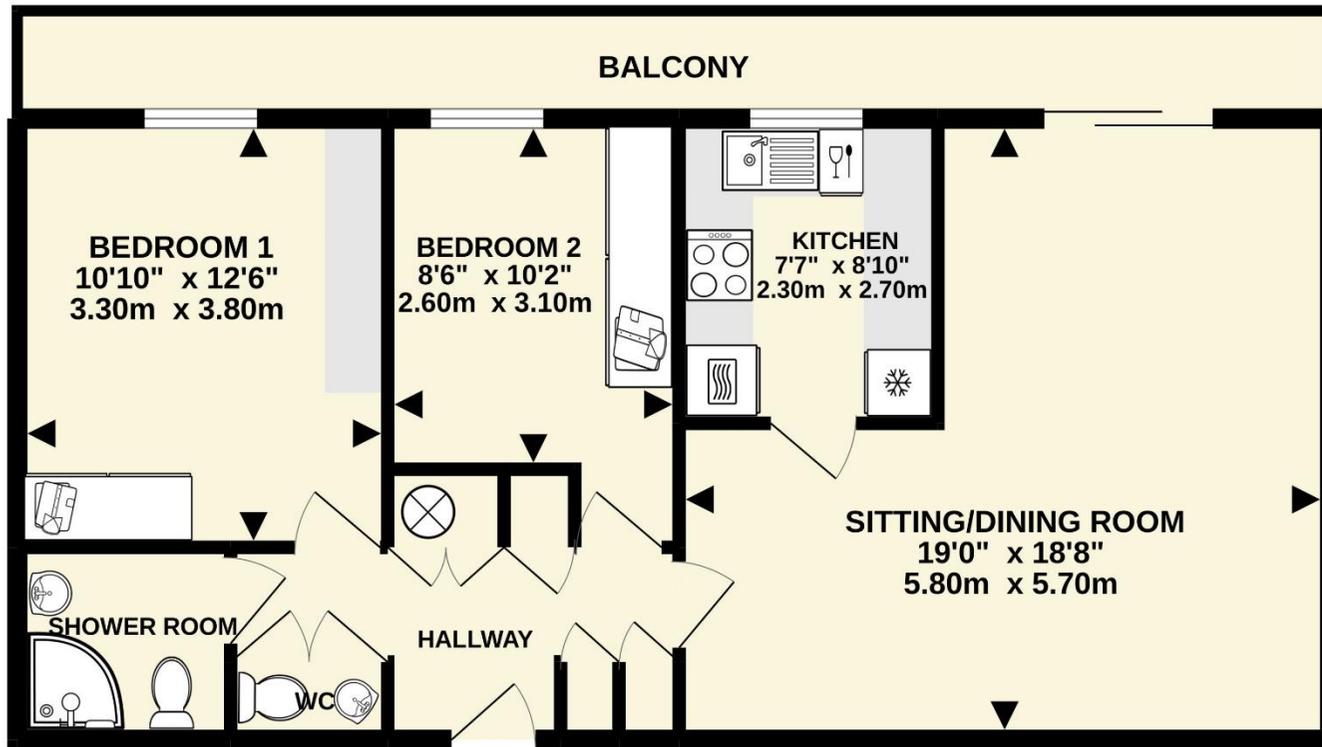


FIRST FLOOR
691 sq.ft. (64.2 sq.m.) approx.

DIRECTIONS From the top of the High Street, turn left into All Saints Road. At the roundabout take the third exit which is the entrance to Powys House.

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.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

