



HARRISON  
LAVERS &  
POTBURY'S

1 Oakwood  
Southway  
Sidmouth  
EX10 8JL

£285,000 LEASEHOLD

**A three bedroom ground floor flat with private garden, garage and situated in a desirable residential area, only a third of a mile from the seafront.**

Offered for sale with no ongoing chain, the property briefly comprises a conservatory entrance leading to a double aspect sitting/dining room with storage. Doors off lead to a spacious second bedroom and a third single bedroom that could easily lend itself as a study.

An inner hallway leads to the kitchen which is fitted with a range of units, a built in oven, grill and gas hob. The main bedroom has built in wardrobes and storage and has an en suite WC, with space and plumbing for a washing machine. Lastly, there is a main shower room with an airing cupboard.

To the front of the building, the property has a private lawn garden with a south easterly aspect and a driveway leads to a parking area and single garage with power and light.





Southway is situated in a desirable residential area of Sidmouth, to the east of the town centre and only a third of a mile from the seafront on foot via Alma Bridge. As such, the property is within convenient reach of all town centre amenities to include regular bus services to the surrounding area, numerous independent shops and High Street chains, beautiful public gardens, a theatre, cinema, cottage hospital and sports clubs to include rugby and cricket.

**TENURE** We understand the property shares the freehold equally with the flat above and is held on lease with a term of 125 years from 15.07.1991.

**SERVICE CHARGES** We understand there are no fixed service charges and that the cost of external maintenance when required is split equally between the two flats.

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

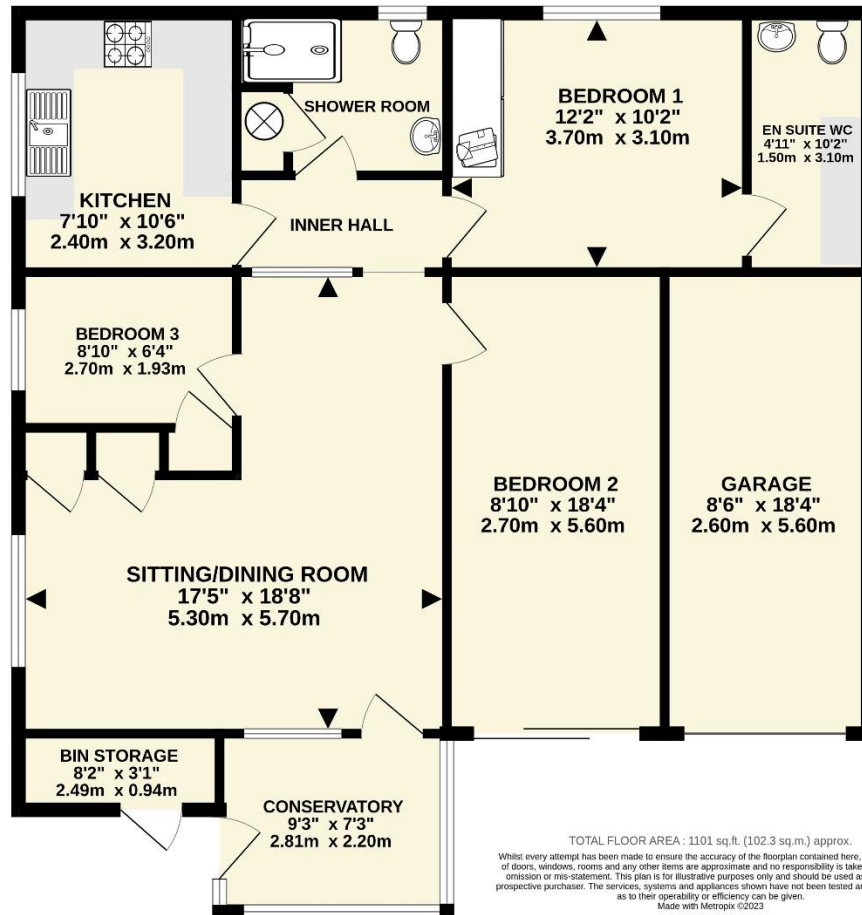
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02257**



GROUND FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



**DIRECTIONS** From the Radway cinema at the top of the High Street take Salcombe Road easterly, over the bridge then taking a right turn into Hillside Road. At the T junction turn right, follow Hillside Road up taking the next right into Southway. Oakwood will be found on the right.

**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.

Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

