

**Harrison-Lavers  
& Potbury's**  
Hillsdon Management

Woolbrook Road



**£195,000 LEASEHOLD**

A well presented two bedroom, ground floor flat with parking and situated in a most convenient location.



Tel: (01395) 516633  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

# Flat 34 Anstis Court, 44 Woolbrook Road, Sidmouth EX10 9XL

This ground floor flat is one of 45 self-contained units in this convenient and popular development. Within a stones throw there are a good range of amenities and bus services along Woolbrook Road and Sidmouths town centre and seafront are a little over a mile away.

The flat offers well presented, two bedroom accommodation and benefits from having gas fired central heating and uPVC double glazed windows including French doors to the living room. The master bedroom has an en-suite shower room and in addition there is a bathroom, both fitted with modern white suites. The open-plan living room/kitchen is a feature of the flat, with the kitchen area having a built-in oven, hob, cooker hood and fridge/freezer.

The flat also has a designated parking space, which is situated alongside this block.

**DIRECTIONS** From the Sidmouth office, proceed up the High Street and straight over the mini roundabout, passing the Radway cinema on the left. Continue passing the police station and shops in Temple Street and at Exeter Cross turn left signposted Exeter. Continue over the next two mini roundabouts and pass Balfours on the left. Within 50 yards the entrance to Anstis Court will be seen on the right.

The accommodation with approximate dimensions comprises:

**COMMUNAL FRONT DOOR** Video entry phone system. Communal hallways.

## **FRONT DOOR TO FLAT 34.**

**ENTRANCE HALL** Coved ceiling. Radiator. BT point. Entry phone hand-set. Large walk-in storage cupboard containing wall mounted gas fired boiler for central heating and hot water. Electric consumer board.

**OPEN-PLAN LIVING ROOM AND KITCHEN** 5.5m x 3.7m (18' x 12'3) A well proportioned room with French doors and Juliette balcony to the living space. Coved ceiling. Radiator. Inset ceiling spotlights. TV point.

The kitchen area comprises a range of matching base and wall units with work surfaces and tiled splashbacks. Stainless steel one and a quarter bowl sink with mixer tap. Built-in oven with gas hob above and cooker hood over. Integrated fridge/freezer and free standing washing machine.

**BEDROOM ONE** 3.05m x 4.6m max (10' x 15'3) Coved ceiling. Radiator. Outlook to rear aspect.

**EN-SUITE SHOWER ROOM** White suite comprising corner shower cubicle, low level WC and pedestal wash basin. Tiled splashbacks. Radiator. Coved ceiling. Inset ceiling spotlights. Extractor fan.

**BEDROOM TWO** 2.8m x 3.7m (9'3 x 12'3) Coved ceiling. Radiator. Outlook to the front aspect.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin and low-level WC. Part-tiled walls. Radiator. Coved ceiling. Inset ceiling downlights. Extractor fan. Shaver point.

**OUTSIDE** Communal driveway from Woolbrook Road gives access to the development and leads to various parking areas. Parking space for this flat is No 34 and is situated through the first archway on the left. There is also a communal dustbin store.

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

**TENURE** The flat is Leasehold, held on a 999 year lease from 2004 with a peppercorn ground rent.

**MAINTENANCE** We understand that there is a maintenance charge to cover the cost of the upkeep of the building and communal areas, along with the insurance for the building. The current service charge is £1,149.86 per annum. Service charge information was correct at 30 January 2019. Service charge payments can be liable to alteration. You should, therefore, check the position before making a commitment to purchase.

**POSSESSION** The flat is currently let on an assured short hold tenancy agreement. The rent is currently set at £695 per calendar month.

**REF: DHS01430**

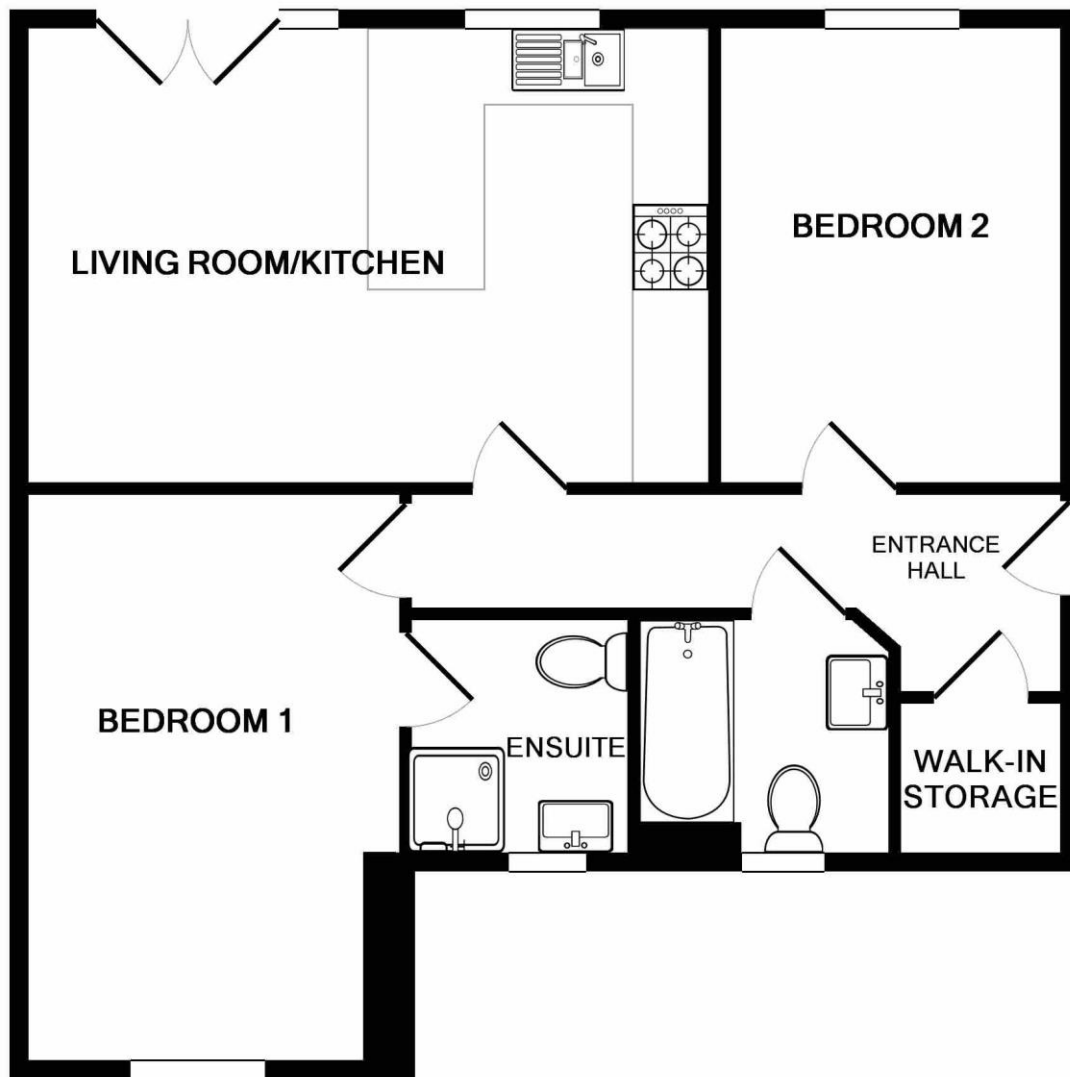
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THE PERSONAL INFORMATION YOU PROVIDE MAY BE SHARED WITH OUR CLIENT, THE SELLER, BUT IT WILL NOT BE SHARED WITH ANY OTHER THIRD PARTIES WITHOUT YOUR CONSENT.

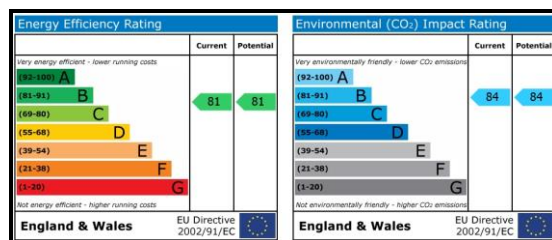
THIS IS IN COMPLIANCE WITH THE ANTI MONEY LAUNDERING REGULATIONS 2017 AND GDPR 2018

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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