



Weir Lodge



**STAGS**



# Weir Lodge

, Sidmouth, EX10 8DP

0.3 miles Sidmouth beach

Detached property split into two  
apartments close to the centre of Sidmouth

- Detached property
- Two 2 bedroom apartments
- Large private gardens
- In all about 0.2 acres (860 sqm)
- Council tax band E
- Edge of town centre
- About 1/3mile from the beach
- Lots of parking
- Freehold
- EPC Band C & D

## Offers In Excess Of £800,000

Located near the heart of the beautiful Regency town of Sidmouth on the Jurassic Coast of East Devon, this property offers excellent access to the town's main amenities and conservation area. It is within easy walking distance of the swimming pool, seafront, and town centre.

Constructed with rendered and hanging tile elevations under a tiled roof, the property is currently divided into two apartments, one on each floor. Subject to the necessary consents and alterations, it could be converted into a superb single residence.

Well-presented and offered with no onward chain, the property features a fitted kitchen, a spacious open-plan living room extending from front to back and centred on a fireplace, two generously sized dual-aspect bedrooms, and a family bathroom on each floor. A fantastic south-facing balcony overlooks the gardens towards the sea.

Accessed via a short shared lane, the property provides parking for several vehicles and includes a lawned area. The well-landscaped south-facing rear gardens are private, featuring mature trees, tall hedges, and fencing. Several small sheds are also present.

Services include mains water, drainage, electricity, and gas, with an easement for retained services. Standard, superfast, and ultrafast broadband are available, and mobile signal coverage is provided by O2, EE, Three, and Vodafone (Ofcom). Please note that the property is situated in a flood risk zone, although it has not flooded.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

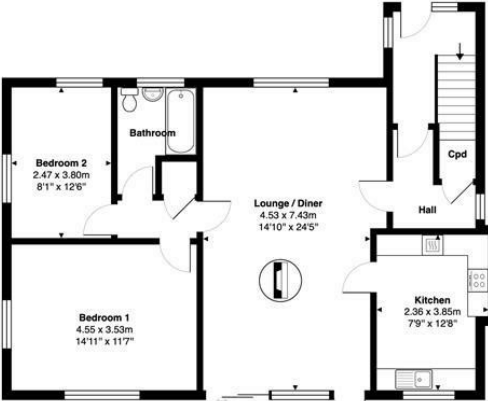


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor



First Floor

Total Area: 170.8 m<sup>2</sup> ... 1839 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



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