



6 Willoughby House



Sidmouth esplanade 0.9 miles; Waitrose 3.3 miles; Mainline station (Honiton) 10.7 miles; Exeter Airport/M5 (J30) 11.4 miles.

A stunning three double bedroom penthouse apartment with spectacular views across Sidmouth and the sea.

- Penthouse apartment
- 3 Double bedrooms
- Open plan living
- Stunning sea views
- Garage & parking
- Share of freehold
- Communal gardens
- Council Tax Band D

Offers In Excess Of
£400,000

SITUATION

Sidmouth is noted for its long esplanade, beaches and public gardens. The town has a range of independent shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

DESCRIPTION

A stunning three double bedroom penthouse apartment with spectacular views across Sidmouth and the sea. The apartment offers an open plan living space with a feature Juliet balcony and French doors.

The property is accessed from the large communal hallway. Stairs take you up to the apartment. On the right of the hallway there is a stunning shower room with feature tiling and underfloor heating. A utility cupboard gives space for a washing machine and tumble dryer. There are two double bedrooms. The bathroom has underfloor heating, fully tiled floor and surround.

In the open plan living space there are exposed beams in the vaulted ceilings. The kitchen has a range of floor and wall units under a timber worktop with

integrated fridge, freezer, dishwasher, oven and inset hob. Beautiful exposed timber flooring has been repurposed. The living space has incredible views over Sidmouth and the sea beyond. On a clear day you can see all the way to the Isle of Portland in the distance.

The main bedroom has wonderful views over Sidmouth and the sea which showcases a spectacular sun rise. The bedroom also benefits from a walk in dressing room.

A private storeroom on the ground floor level is also included with the purchase.

OUTSIDE

There is a garage with power, light and an electric door, there is parking in front of the garage. To the front of the property are large and enclosed communal gardens.

SERVICES

All mains services connected. Gas CH.

DIRECTIONS

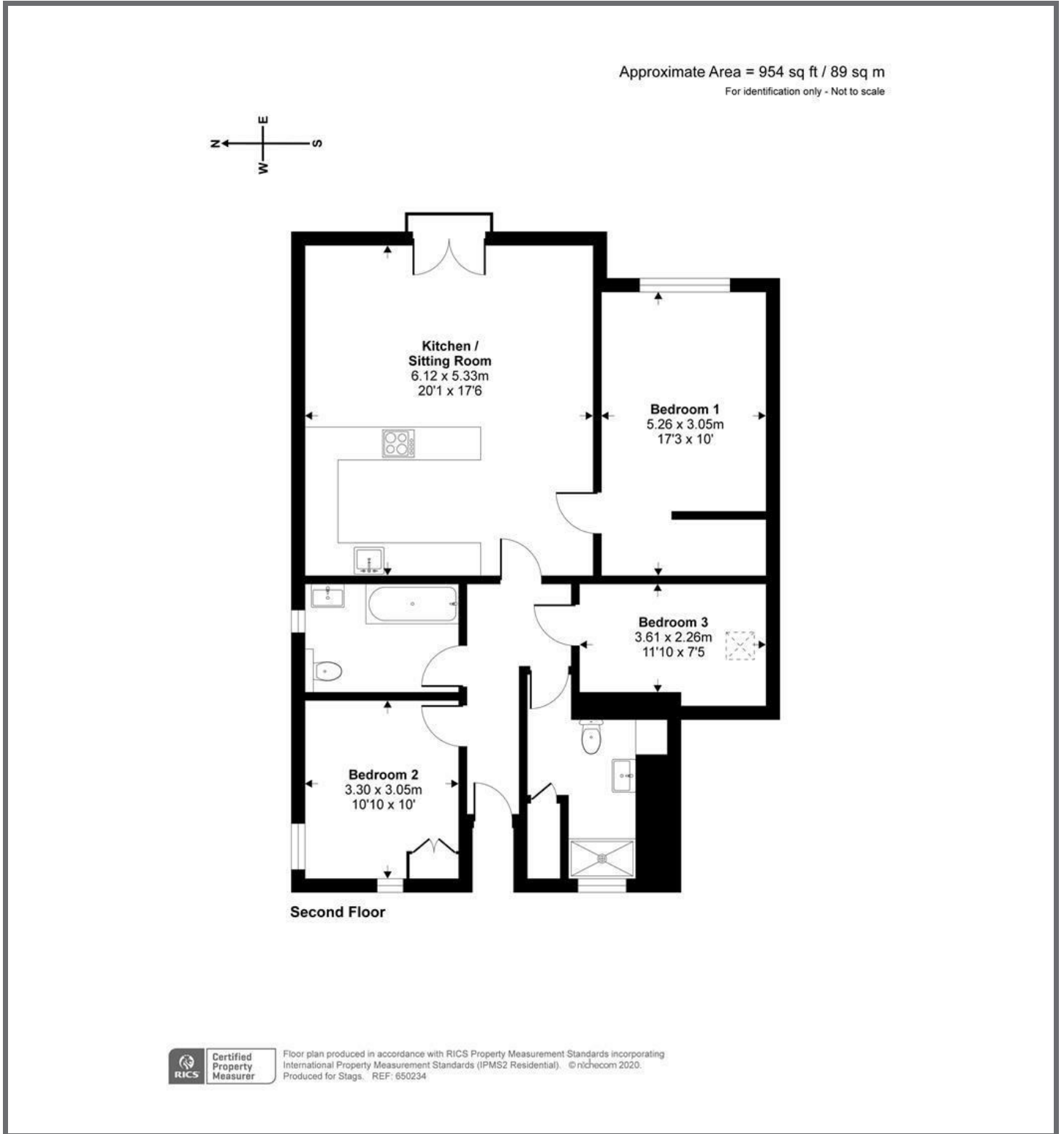
From the centre of Sidmouth head west up Peak Hill. The property is the first drive on the right after the bend before the woods.

LEASE

Service fee is currently £120 per month. Any extra costs for one-off works/maintenance going forward - each flat will need to pay a sixth of the total cost. House insurance will be divided according to flat size.

There's no ground rent as all six flat owners own the freehold together. Each flat owner is a co-director of a company and all decisions are made on a majority basis.





These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		77
(69-80) C	(55-68) D	53	
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher savings costs		EU Directive 2002/91/EC	
England & Wales		2020/91/EC	

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