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3 Bath House

3 Bath House, Prospect Place, Sidmouth, EX10 8AS



Exeter 15.5 Miles; Lyme Regis 15.5 Miles

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A charming recently refurbished maisonette on Sidmouth seafront, with glorious views of the beach.

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- Sidmouth Seafront
- Glorious Views
- Recently Renovated
- Grade II Listed
- Great potential for holiday lets
- Currently let for £1,200 pcm
- 3 bedrooms
- Open plan kitchen/living room
- Leasehold - 999 year lease
- Council Tax Band C

Guide Price £275,000



### SITUATION

Located on the sea front in Sidmouth in the conservation area heart of the town, this unique maisonette has been substantially refurbished with new electrics, plumbing, kitchen, bathrooms, redecoration and carpets, enhancing the original character of this Grade II listed building.

Sidmouth, noted for its long esplanade, beaches and public gardens, has a range of quality shops and amenities, as well as recreational facilities including swimming pool, sailing club, cricket, tennis and croquet clubs, and a popular golf course.

The popular coastal villages of Branscombe and Beer are located towards the east, whilst the coastline has been awarded international recognition as a World Heritage Site noted for its geological interest and dramatic cliffs and beaches.

The cathedral city of Exeter is easily accessible by car or bus and offers a comprehensive range of services, shopping and cultural amenities.

### ACCOMMODATION

A communal hall (shared with 2 other apartments).

A large open plan living space is double aspect fantastic views across the esplanade and back across the roof tops up the valley. There is a recently fitted kitchen area, with a range of base and wall units including electric double oven and hob, dishwasher and fridge.

On the next floor (third) are three

bedrooms, two looking to the south west.

The family bathroom is on the half landing below the second floor

### LEASEHOLD

The property is being sold leasehold with a new long lease 999 years. Service charge to be a proportionate share of the maintenance and insurance of the whole building. Please note the lease will allow holiday letting.

### SERVICES

Mains water, electric, drainage and gas. Gas fired central heating (new). Integrated fire alarm system. Superfast broadband (up to 80 Mbps), mobile signal good outdoor and inside on EE and Three, good outdoor on O2 and Vodafone (Ofcom).

### RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 0140442553.

The property is currently let at £1,200 pcm, with the tenants having been in place for around 2 years



## Flat 3, Bath House, Prospect Place, Sidmouth, EX10 8AS

Approximate Gross Internal Area = 89.17 sq m / 960 sq ft

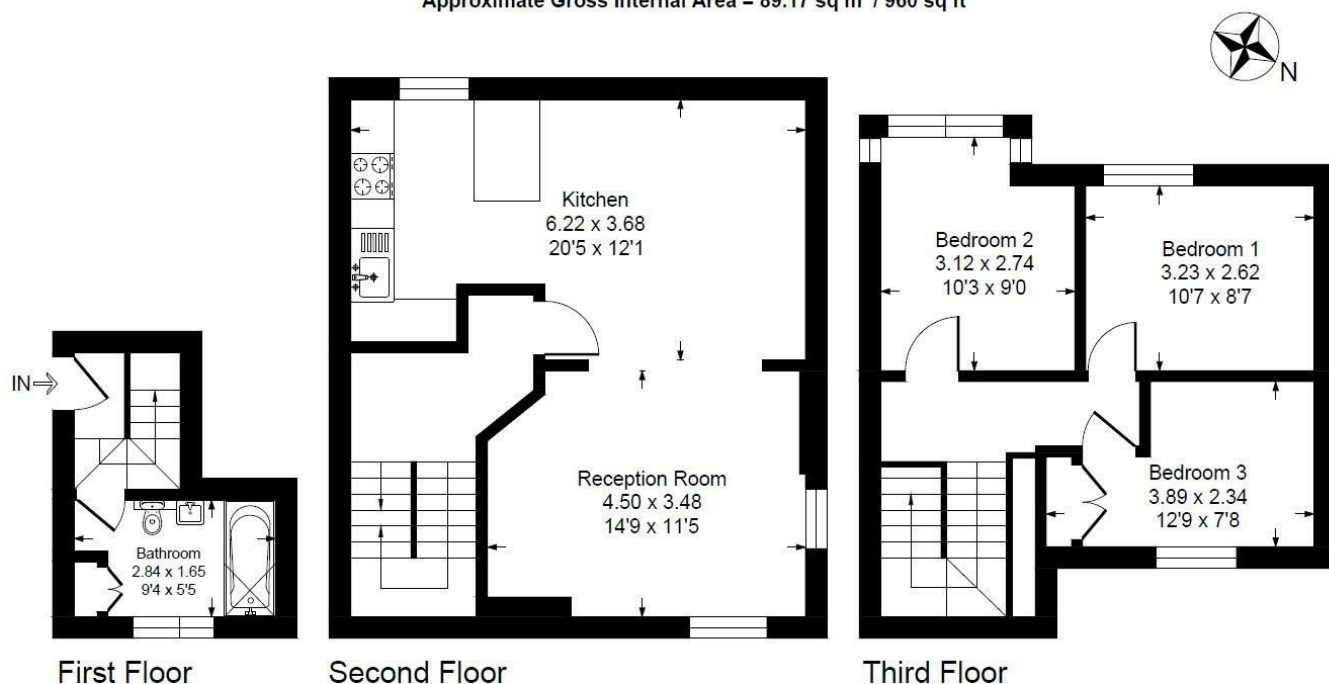


Illustration for identification purposes only, measurements are approximate, not to scale.

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 |  |            |              |
| (92-100) A                                  |  |            |              |
| (81-91) B                                   |  |            |              |
| (69-80) C                                   |  |            |              |
| (55-68) D                                   |  |            |              |
| (49-54) E                                   |  |            |              |
| (41-48) F                                   |  |            |              |
| (35-40) G                                   |  |            |              |
| Not energy efficient - higher running costs |  |            |              |
| England & Wales                             |  | 2002/91/EC | EU Directive |

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