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4 Homemeadows House
Brewery Lane
Sidmouth
EX10 8UU

£50,000 LEASEHOLD

A purpose built ground floor flat forming part of a retirement development and situated in a convenient location, just half a mile from the town centre and seafront.

Offered for sale with no ongoing chain and with uPVC double glazing and electric night storage heating, is this purpose-built ground floor flat. A secure communal entrance with intercom to the property leads pass the house manager's office with an inner hallway leading to the flat itself. Once inside, an entrance hall has a useful storage cupboard. The sitting/dining room has a large window looking east with a view through to Salcombe Hill. The separate kitchen has a rear facing window and is fitted with modern units to include a built-in electric oven and two ring hob, with space for a fridge/freezer.

The double bedroom has an east facing window to the front aspect and a built in wardrobe. The bathroom has an electric shower over the bath, wash basin and WC.

Residents benefit from the use of attractive and enclosed communal gardens, situated to the rear of the building, comprising lawn, patio and well stocked flowerbeds. There is residents and visitor parking operating on a 'first come first served basis', with a further area of lawn garden and seating beyond. A guest suite is available for visiting friends and family at a reasonable rate and residents themselves can use guest suites in other developments around the country operated by the same freeholder.













Homemeadows House is situated in a convenient position on a regular bus route running along Temple Street. The Byes and River Sid are within short walking distance and the town centre and seafront are around half a mile away. Sidmouth is an unspoilt town on the Jurassic coastline, enjoying a busy town centre, with numerous independent shops, High Street chains and popular restaurants. Waitrose, Lidl and a modern doctors surgery are all within a mile and a half.

TENURE We are advised that the property is Leasehold, we understand is held on a term of 99 years from 01.04.1987. Pets are permitted with the prior approval of the managing agents. Long letting on an Assured Shorthold Tenancy is acceptable.

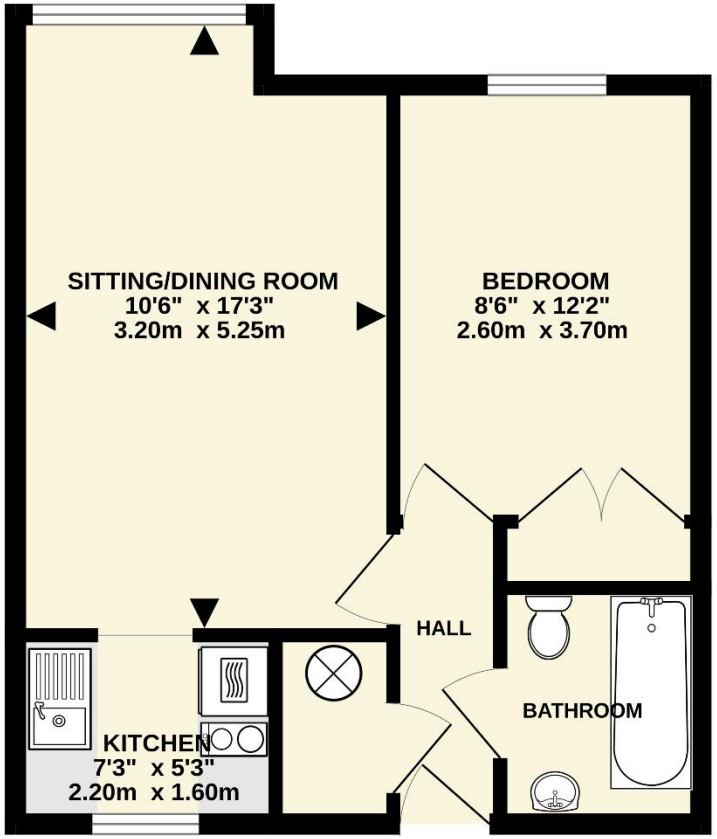
SERVICE CHARGE £1,513.68 for period 1 March to 31 August 2026. Water rates are included in the service charge. Ground Rent £219.38 for period 1 September to 28 February 2027. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

ADDITIONAL INFORMATION The house manager is available Monday to Friday from 9.00am to 5.00pm but does not perform any carer duties. Homemeadows House promotes independent living with a minimum age requirement of 60 years. In the case of a couple, one must be at least 60 and another at least 55. A 1% surcharge, calculated at the sale price, is payable to the freeholder upon sale of the property.

SERVICES Mains electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - September 2026.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX We are advised by East Devon District Council that the council tax band is B.

EPC: C

REF: DHS02504

VIEWING Strictly by appointment with the agents.

PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.

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.

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