

Asking Price £295,000 Leasehold

1 Bedroom, Apartment - Retirement

1, Lockyer Lodge South Lawn, Sidford, Sidmouth, Devon, EX10 9FN

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Lockyer Lodge

Lockyer Lodge is a delightful development of 40 one and two bedroom retirement apartments located in the heart of Sidford with glorious views across the Sid Valley and Salcombe Hill. Sidford High Street is home to a convenience store and Post Office, a hairdresser and several popular pubs and restaurants whilst a large health centre and Waitrose are less than a mile away. Sidford is a pretty village on the outskirts of the popular seaside town of Sidmouth in Devon. Considered to be the gateway to the beautiful landscape of The Jurassic Coast, a large part of the town is also designated conservation area. The picturesque Regency Town has an excellent selection of independent shops, eateries and amenities which include a swimming pool, library, theatre, cinema and a community hospital. Sidford is perfectly placed for exploring the famous South West Coast Path with walks to suit all ages and abilities.

Sidford is 15 miles east of Exeter which benefits from excellent road connections with the M5 and A30, and a railway station which is on the main London line. There are regular bus routes to other local towns and villages.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Lockyer Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Lockyer Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Lockyer Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PRIVATE PATIO

This delightful one bedroom ground floor apartment offers deceptively spacious accommodation and is presented in very good order throughout. Offered with vacant possession and no onward chain, this apartment is ready for the new owner to move straight in.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private patio area with views over the communal gardens and countryside beyond. Windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, an integrated fridge and frost-free freezer, integrated dishwasher and integrated washer/dryer. Windows provide light and ventilation as well as those lovely views over the garden and countryside beyond.

The Bedroom is a good-sized double room with a walk-in wardrobe and plenty of space for additional bedroom furniture if desired. A window keeps this lovely bedroom bright and airy.

The Shower Room offers a large, curved shower with handrail, a WC, heated towel rail, wash hand basin with a vanity unit beneath and a built-in cabinet with a mirror and light and lots of storage both above the sink unit and below

Perfectly complementing this wonderful apartment are two large storage cupboards located in the hallway.

This apartment must be viewed!







Features

- One bedroom ground floor apartment with garden views and countryside beyond
- Good decorative order throughout
- Fully fitted kitchen with integrated appliances
- Landscaped grounds
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Lodge manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country
- One of the largest one bedroom apartments within the development







Key Information

Service Charge (Year ending 30th November 2026): £3,680.83 per annum.

Ground rent: £575 per annum. To be Reviewed December 2030

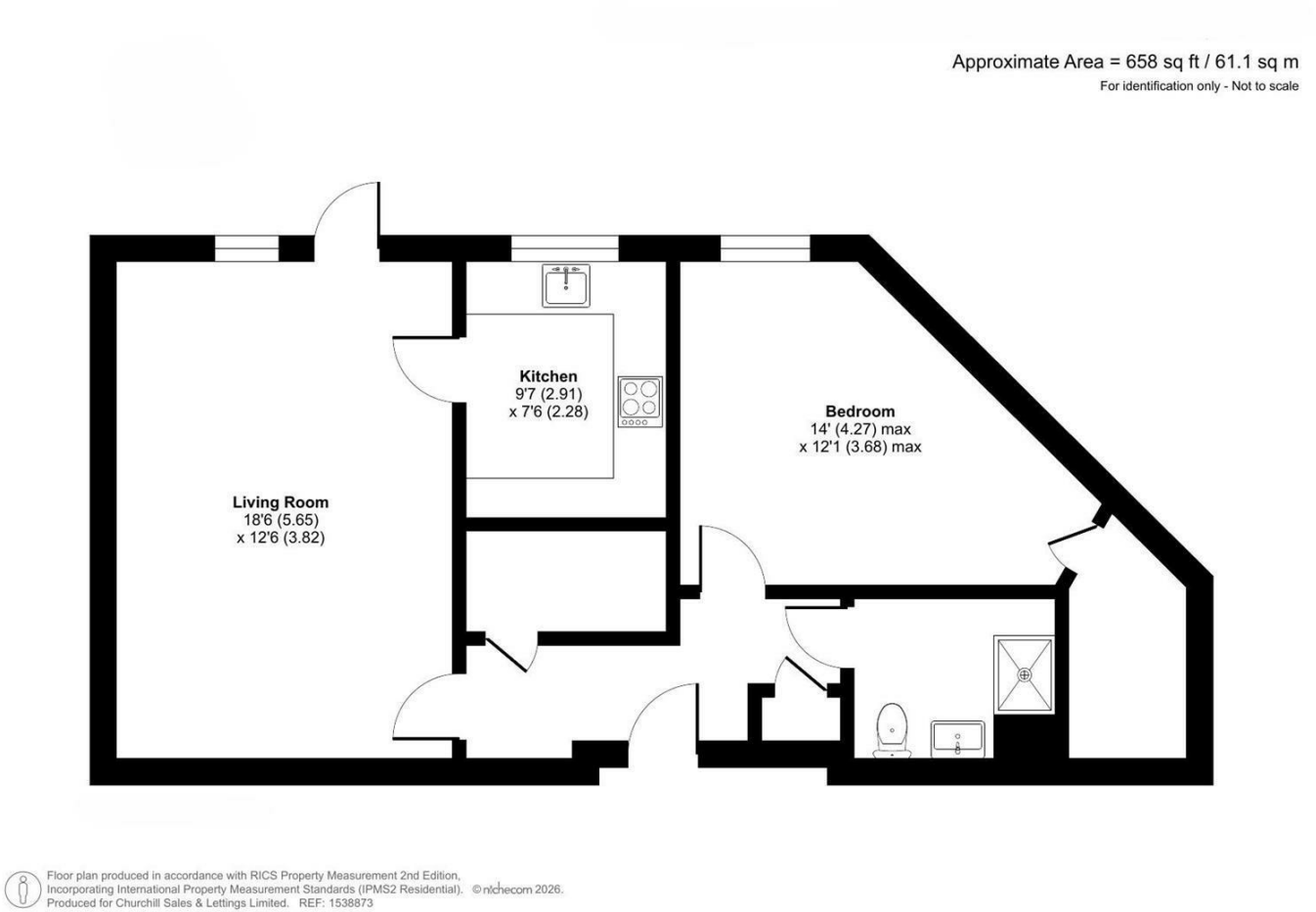
Council Tax: Band C

999 year lease years commencing January 2021

Please check regarding Pets with Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, communal ground source heat pump for central heating and hot water for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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