

School Street Sidford



HARRISON
LAVERS &
POTBURY'S



£850.00 Per Calendar Month

A very well presented and modernised two bedroom first floor flat located in the village of Sidford with modern kitchen and shower room, gas central heating and garage at the rear.



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Osborne, Flat 2, First Floor, School Street, Sidford, EX10 9PF

Osborne comprises of two converted flats and is located on School Street in Sidford. The property occupies a level position and is conveniently situated for local amenities and bus services to Sidmouth and surrounding areas. The flat has been subject to refurbishment in recent years, with the interior being decorated to a neutral colour scheme, the installation of uPVC double-glazed windows and gas fired central heating. The property has a modern fitted kitchen which includes appliances. There is a shower room with a large walk-in shower and a rain head. There are two double bedrooms and a sitting room. The accommodation is part furnished which provides basic furnishings which incorporate sofas to the sitting room, a double bed and a large wardrobe to the main bedroom, a dining room table to the kitchen and appliances.

At the rear of the property is a large double garage. The first floor flat has the use of the right hand garage with a single metal up-and-over door when facing the garage from the front.

The rear of the property enjoys a pleasant outlook in an easterly direction towards Trow Hill.

The accommodation with approximate dimensions comprises:

From School Street, a double-glazed front door to the left hand side of the Post Office provides access to the:

ENTRANCE HALL Cupboard containing the electric meter. Fuse board. Electric wall heater. Coir matting and carpet. Carpeted staircase with hand rail and timber balustrade. Understairs small storage area.

FIRST FLOOR

LANDING Access to the loft space. Carpet. Central heating room stat. Mains smoke detector with battery back-up. Door to the:

SITTING ROOM 3.65m x 3.18m (12' x 10'05') uPVC double-glazed window to the front aspect. Curtains. Radiator. Carpet. Television point. Three seater and two seater sofa. TV stand. Dresser and sideboard.

KITCHEN/DINER 3.52m x 2.07m (11'06" x 8'10") uPVC double-glazed window to the front aspect with curtains. An attractively fitted kitchen which comprises a range of floor standing and wall mounted cupboards with high gloss drawer and door fronts and large stainless steel handles. Slate coloured work surfaces. White and grey tiled splashback. Stainless steel sink with single drainer and mixer tap. Built-in electric fan oven incorporating a grill, a stainless steel gas hob with an extractor over. Integrated washing machine. Freestanding fridge/freezer. Concealed, wall hung Worcester gas fired combi boiler. Tile effect lino floor covering. Radiator. Oak coloured dining room table and four chairs.

BEDROOM ONE 3.08m (maximum dimension into chimney alcove) x 3.29m (10'01" x 10'09") uPVC double-glazed window with a pleasant outlook over the rear and enjoying fine views towards Trow Hill. Curtains. Radiator. Carpet. Double bed. Pine coloured range of wardrobes with integrated chest of drawers. Radiator.

BEDROOM TWO 2.94m x 2.92m (9'08" x 9'07") uPVC double-glazed window to the rear aspect and with a pleasant outlook towards Trow Hill and the surrounding hills. Built-in cupboard, internal shelving and hanging rail. Radiator. Carpet. Curtains.

SHOWER ROOM A modern white suite with fully tiled walls, which incorporates a wash basin with a vanity cupboard under, WC and a large shower cubicle with a hinged door, fully glazed with a Mira shower with a shower attachment and fixed rain-style head. Fully tiled walls from floor to ceiling with white tiling and glass mosaic border tile. Tile effect lino floor covering. Heated towel rail. Mirror fronted bathroom cabinet with lights and shaver point over. uPVC obscure glazed window. Ceiling extractor.

OUTSIDE There is no garden conveyed with the first floor property, however, there is a double garage at the rear with two single, metal up-and-over doors. When facing the garage, the right hand side is allocated to the first floor property. The garage is accessed from School Street via the right hand side of the terrace and measures 5.83m (19'01") x 3.02m (9'11").

OUTGOINGS We are advised by East Devon District Council that the council tax band is B.

EPC: C

REF: DHS00915

TENANCY DETAILS

Rental:
£850.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£980.00 (payable before signing the Tenancy Agreement)

Holding deposit: £196.15

Tenancy Type: Assured Shorthold

Term: Long Term

Available: IMMEDIATELY

Restrictions: No Pets
No Smokers.

We will require two forms of identification, namely a copy of your passport and/or birth certificate and/or driving licence.

Client money protection is provided by the Propertymark.

VIEWING

All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & Potbury's for an appointment.



In the event that you request a viewing of a property, we will require certain pieces of personal information from you in order to provide a professional service to you and our client.

We will not share this information with any third party other than our client, without your consent, unless you make an application for a tenancy.



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