

Hillside Road,
Sidmouth



HARRISON
LAVERS &
POTBURY'S



£1,350.00 Per Calendar Month

A spacious and well presented ground floor apartment within an impressive gated development only half a mile from the seafront. West facing views along Muttersmoor, both bedrooms en suite, a high quality kitchen and undercover parking. Unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

5 Belvedere Court Hillside Road Sidmouth EX10 8FD

This modern apartment has gas fired underfloor heating and uPVC double glazing. Once inside, the entrance hallway has good storage and a cloakroom/WC with cupboard housing a wall mounted gas combination boiler. The open plan and triple aspect sitting/dining and kitchen enjoys a west facing aspect over The Sid Valley to Peak Hill and along Muttersmoor. A well appointed kitchen has granite surfaces with a full complement of Miele/Bosch appliances comprising coffee machine, steam oven, main oven, microwave, induction hob, dishwasher, fridge/freezer, wine cooler and washing machine. The room also has a fitted desk and storage.

The main bedroom is double aspect with built in wardrobes and an en suite shower room. The second bedroom has an excellent range of built in wardrobes and storage and an en suite shower room.

Adjoining the west elevation is a decked patio used by the apartment but technically forming part of the communal grounds. Belvedere Court benefits from stunning communal grounds and gardens which predominantly lie to the south and west of the building. There is visitor parking and as previously mentioned, underground parking for the residents. A single, private space belongs to the apartment numbered 5.

Hillside Road is situated to the east of the town centre and is a highly sought-after location only half a mile from Port Royal and the esplanade. The High Street which has numerous independent shops and High Street chains is less than half a mile away placing the property within convenient reach of all town centre amenities. Sidmouth also offers Waitrose, Lidl, an excellent bus service to the surrounding area and numerous sports clubs including an eighteen hole golf course.

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

EPC: C

REF: DHS02265

SERVICES Gas. Electric. Mains water & sewage.

TENANCY DETAILS

Rental:

£1,350.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax. Gas charges to management company.

Deposit:

£1,555.00 (payable before signing the Tenancy Agreement)

Holding deposit: £311.53

Tenancy Type: Assured Shorthold

Term: Long Term (minimum twelve Months initially)

Available: August 2024.

Restrictions: No Pets. No Smokers.
No Children. No sharers.

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

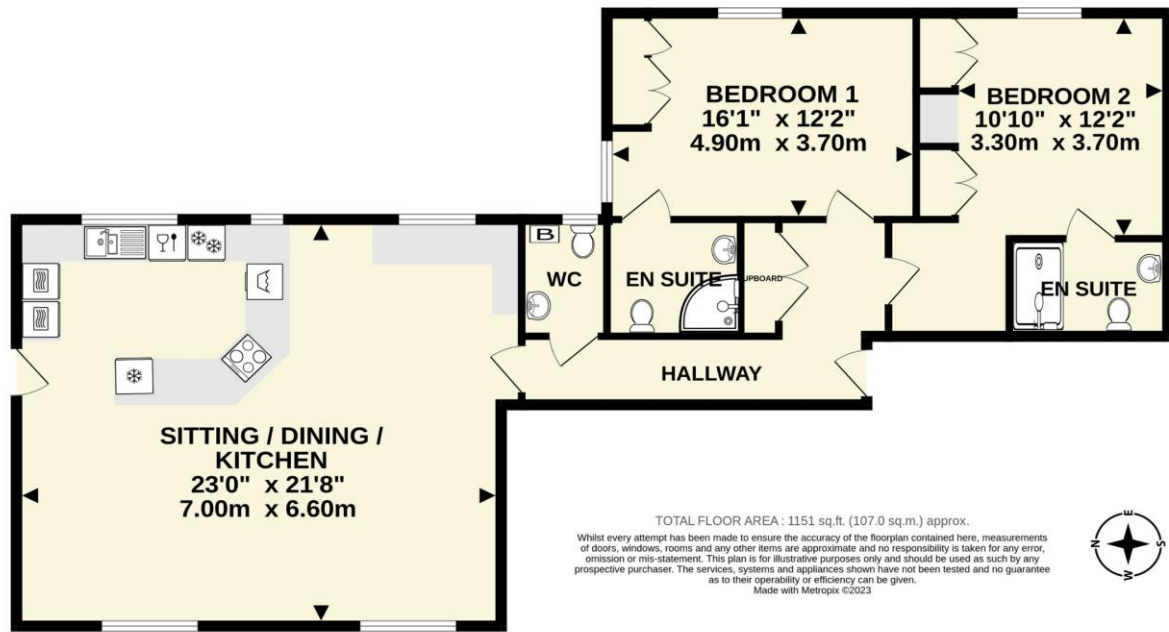
Client money protection is provided through Propertymark.

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.



GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



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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