

Manstone Avenue



HARRISON
LAVERS &
POTBURY'S



£1,200.00 Per Calendar Month

A well-presented two-bedroom end of terrace house with off road parking and south facing rear garden.



Tel: (01395) 516633
www.harrisonlavers.com

13 Manstone Avenue

Sidmouth

EX10 9TF

13 Manstone Avenue is an extended end of terrace house which occupies a level position within close proximity of bus services and amenities in Woolbrook.

The property is decorated to a neutral colour scheme internally has uPVC double glazed windows, gas fired heating with a brand-new combi-boiler, a new fitted kitchen, extended sitting dining room, ground floor bathroom and two double bedrooms to the first floor.

At the front of the property is a gravelled hard standing providing off road parking for one vehicle. To the rear is a fully enclosed garden designed for low maintenance with a south-westerly aspect and garden shed.

The accommodation with approximate dimensions comprises:

UPVC double glazed front door, entrance lobby, obscured glazed doors to entrance hall, radiator, carpet, obscured glazed door to

SITTING ROOM/DINING ROOM 5.61m (18'04) x 3.85m (12'07) Coved ceiling, Fire surround with marble hearth, free standing electric fire, uPVC double glazed window with pleasant outlook to the rear garden, Telephone point, TV point, radiator, obscured glazed door to rear lobby, uPVC double glazed door to rear garden, further door to storage cupboard containing coat hooks, fuse board, electricity meter, carpet. Sliding obscured glazed door to

KITCHEN 3.02m (9'10) x 2.42m (7'11) uPVC double glazed window to front aspect, Coved ceiling, brand new fitted kitchen comprising of a range of floor standing and wall mounted units in a grey colour shaker style with coordinating white marble effect surfaces and matching splashbacks, grey coloured single bowl sink incorporating drainer, space for a free-standing gas cooker, freestanding washing machine, dishwasher and fridge freezer. Wall hung Worcester gas fired combi boiler, wireless programmer and central heating room stat, radiator, wood effect lino.

GROUND FLOOR BATHROOM – Obscure uPVC double glazed window, white bathroom suite comprising panelled bath, fully tiled walls over, bath/shower mixer tap with shower rose and rise rail, shower curtain, WC, wall hung wash basin, mirror fronted cabinet over, radiator, lino floor covering and extractor.

Staircase to first floor with hand rail and carpet.

FIRST FLOOR LANDING

uPVC double glazed window to rear aspect, loft hatch door to storage cupboard containing slatted shelving. Door to:

BEDROOM ONE 4.79m (15'08) x 2.89m (9'06) Two uPVC double glazed windows to the front aspect, two radiators, TV point, carpet. Door to:

BEDROOM TWO 3m x 3m (9'10 x 9'10) uPVC double glazed window to the rear aspect, radiator, TV point, carpet.

OUTSIDE AND GARDEN

At the front of the property is gravel hardstanding, providing off road parking for one vehicle. There is a footpath to the front door and side pedestrian gate. Outside tap and external electrical socket.

At the rear of the property is a fully enclosed south westerly facing garden designed for low maintenance and comprising a patio, small lawn and garden storage shed.

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

EPC: D - 57

REF: DHS02339

TENANCY DETAILS

Rent:
£1,200.00 per calendar month payable monthly in advance) Plus utilities and Council Tax.

Holding Deposit:
£276.92

Total Deposit:
£1,380.00 (payable before signing the Tenancy Agreement)

Tenancy Type: Assured Shorthold
Term: Long Term (minimum twelve Months initially)
Available: Late November 2025
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 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.



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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