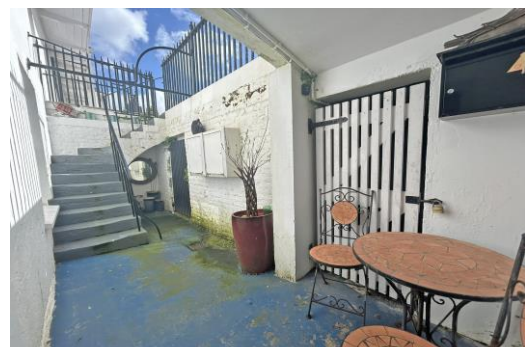


Fortfield Terrace



HARRISON
LAVERS &
POTBURY'S



£750.00 Per Calendar Month

A one bedroom lower ground floor flat occupying a convenient location within close proximity of the town centre and esplanade. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633
www.harrisonlavers.com

Plankton, 4A Fortfield Terrace Sidmouth EX10 8NT

This lower ground floor flat forms part of Fortfield Terrace, a Grade II Listed building overlooking the cricket ground and bowling green. The property is decorated to a neutral colour scheme internally, features electric heating and comprises entrance hallway, sitting room, kitchen, double bedroom and shower room. The property is presented unfurnished and available for twelve months initially.

From Fortfield Terrace a wrought iron pedestrian gate and steps provide access to the lower ground floor level where there is a courtyard and with an undercover porch.

The accommodation with approximate dimensions comprises:

An obscure single glazed front door to:

ENTRANCE HALL Night storage heater. Cupboard containing fuse board. Coat hooks. Wall light. Carpet.

Obscure glazed door and window to:

KITCHEN 3.08m (10'01) x 1.91m (6'03) Fitted kitchen comprising a range of floor standing and wall mounted cupboards with co-ordinating worksurfaces and tiled splashbacks. Built in single electric oven. Electric hob and cooker hood over. One and a half bowl sink incorporating drainer. Integrated under counter fridge with freezer compartment. Built-in micro dishwasher. Karndean flooring. Obscure glazed window sharing light from sitting room.

Obscure glazed door and side screens to:

SITTING ROOM 4.81M (15'09) X 3.21M (10'06) Single glazed sash window with southerly aspect. Fireplace and hearth (feature only). TV point. Carpet. Night storage heater. Blinds and curtains.

Door to:

INNER LOBBY Carpet.

Door to:

BEDROOM 3.83m (12'06) x 3.51m (11'06) Maximum. Single glazed window to rear aspect. Single glazed door for use as fire escape and leads

to an under cover storage area. Freestanding double wardrobes incorporating dressing table. Night storage heater. Carpet.

Door to **UTILITY CUPBOARD** containing a pressurised hot water cylinder and freestanding washing machine. Light and power. Storage.

From the **INTERNAL LOBBY AREA** A further door provides access to the:

BATHROOM A suite comprising WC, pedestal wash basin with part tiled wall. Panelled bath with fully tiled walls over. Bath, shower mixer tap, exposed shower mixer valve with riser rail and rose. Shower screen. Extractor fan. Light and shaver point over basin. Electric fan heater. Karndean flooring.

OUTSIDE To the front of the property at the lower ground floor level is a small courtyard which has a southerly aspect. Hardstanding with bistro table and chairs. Storage cupboard for a bicycle and access to a communal bin store. (left door)

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

EPC: D

REF: DHS02344

TENANCY DETAILS

Rental:

£750.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£865.00 (payable before signing the Tenancy Agreement)

Holding deposit: £173.07

Tenancy Type: Assured Shorthold

Term: Long Term (minimum twelve Months initially)

Available: April 2024

Restrictions: No Pets. No Smokers.
No Children. Would suit a single occupant or couple.

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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