

# Town Centre



HARRISON  
LAVERS &  
POTBURY'S



**£675.00 Per Calendar Month**

An attractive and conveniently situated one bedroom first floor flat. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

# Flat 4B Fore Street Sidmouth EX10 8AJ

An attractive and conveniently situated first floor flat located in the heart of Sidmouth's town centre and within a stones throw of the Esplanade and seafront.

This converted flat forms part of a most imposing Grade II Listed building and is one of six self-contained flats. The building is accessed via a communal front door with entry phone system and there is a wide staircase and communal landing leading to Flat 4B.

An entrance hall opens into the living space with kitchen area and this enjoys a westerly aspect with Oak flooring, sash, bow window and feature fireplace. The kitchen area is attractively fitted with a range of storage units, having solid wood work surfaces and tiled splashbacks. Fitted appliances comprise electric oven, hob and cooker hood along with a freestanding fridge/freezer, washer drier, slim-line dishwasher and built in microwave.

The bedroom enjoys an easterly aspect with sash window and a separate shower room has fully tiled walls, underfloor heating and comprises a shower cubicle, WC and washbasin.

The flat is neutrally decorated throughout and heating is via electric panel heaters.

The property takes full advantage of its location, being within minutes walk of the town centre amenities, which include independent shops and High Street chains along with coffee shops and a good selection of restaurants. Also nearby there are regular bus services to the surrounding area.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is A

**EPC: E**

**SERVICES: Electricity. Water & sewage. No gas.**

**REF: DHS02351**

## **TENANCY DETAILS**

Rental:  
£675.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£775.60.00 (payable before signing the Tenancy Agreement)

Holding deposit: £155.76

Tenancy Type: Assured Shorthold  
Term: Long Term (minimum twelve Months initially)

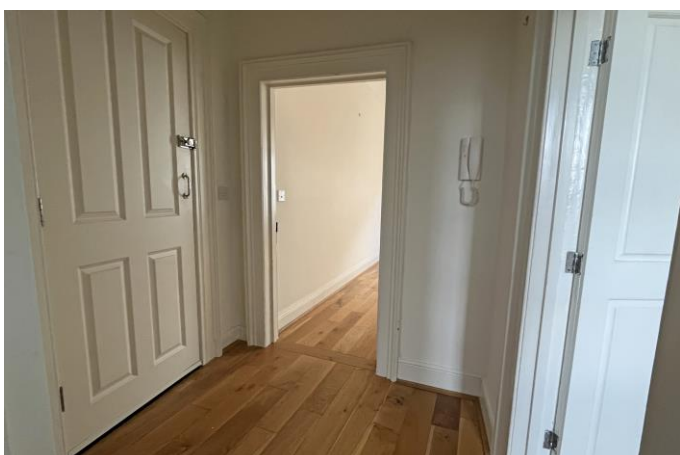
Available: NOW  
Restrictions: No Pets. No Smokers.  
No Children.

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.

