

South View Terrace

HLP

HARRISON
LAVERS &
POTBURY'S



£1,175.00 Per Calendar Month

A three-bedroom mid terrace house occupying an elevated position within close proximity of the town centre. To let part furnished for six months initially.



Tel: (01395) 516633
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South View Terrace, Sidmouth EX10 8UP

This three-bedroom mid-terrace house on Brewery Lane can be found along a high-level pathway above the road. Conveniently located for easy access to the town centre.

There are steps from the front garden up to the front door which has a canopy roof and outside light.

The accommodation with approximate dimensions comprises:

An obscure uPVC double glazed front door to:

ENTRANCE HALL Coir floor mat well. Radiator. Mains smoke alarm. Carpet, Central heating thermostat and programmer. Door to:

SITTING ROOM 3.47m (11'04) into chimney alcove x 3.03m (9'11) plus bay. uPVC double glazed window with view to Salcombe Hill. Radiator. TV Aerial cable. Carpet and Curtains. Door to:

DINING ROOM 3.52m (11'06) x 3.54m (11'07) max. uPVC double glazed French doors to rear garden. Radiator. Carpet. Curtains. Door to understairs storage cupboard with light. Door to:

KITCHEN 3.63m (11'11) x 2.35m (7'08) uPVC double glazed window and door to rear. Fitted kitchen floor and wall side cupboards. One and a half bowl sink with drainer and tiled splash back. Freestanding Electric Cooker. Freestanding Fridge Freezer. Freestanding Washing Machine. Tile effect lino floor covering. Blind. Radiator. Door to storage cupboard. Door to:

WC uPVC double glazed window. WC. Wall hung wash basin. Radiator. Fuse board and Electric Key Meter. Lino Floor.

Carpeted Staircase with handrail, rising to First Floor split level landing. Cupboard containing gas combi boiler and storage over. Mains smoke detector. Velux window. Door to:

BEDROOM 1 4.43m (14'06) max into chimney alcove x 3.4m (9'11) plus bay. uPVC double glazed windows to the front aspect. Views to Salcombe Hill and in a Southerly direction. Curtains. Radiator. Wash basin with light and mirror over. Carpet.

BEDROOM 2 3.35m (11'00) x 2.81m (9'02) max in to chimney alcove. uPVC double glazed window to rear aspect. Curtains. Radiator. Carpet.

BEDROOM 3 2.73m (8'11) x 2.42m (7'11) uPVC double glazed window to the rear aspect with blind. Radiator. Carpet.

BATHROOM Obscure uPVC double glazed window. Fully tiled walls. White suite comprising WC, wash basin and pedestal, panelled bath with electric shower over. Shower curtain. Chrome heated towel rail. Electric element heater.

GARDENS

The front is low maintenance with steps and a handrail to the front door. Gate to footpath at front of terrace.

Fully enclosed rear garden with mature shrubs and small lawn. Garden shed. Washing line. Outside light. Tap. Electric socket. Paved area and rear access pedestrian gate.

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

EPC: D

SERVICES: Mains gas, water and sewage. Pre-payment meter for electricity.

REF: DHS02373

TENANCY DETAILS

Rental:

£1,175.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,355.00 (payable before signing the Tenancy Agreement)

Holding deposit: £271.15

Tenancy Type: Assured Shorthold

Term: Long Term (minimum six Months initially)

Available: Immediately

Restrictions: No Smokers.

Pets and Children at the landlord's discretion

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. Therefore, please 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.

