

Town Centre



HARRISON
LAVERS &
POTBURY'S



£900.00 Per Calendar Month

A spacious three bedroom, first floor maisonette situated within a short stroll of town centre amenities and bus services. To let unfurnished for six months initially and long term.



Tel: (01395) 516633
www.harrisonlavers.com

128A High Street Sidmouth EX10 8EE

The maisonette has been modernised, decorated to a neutral colour scheme and is situated over a commercial shop and is accessed via a shared internal staircase with two other flats.

On entering the maisonette an entrance lobby opens into a reception hall which has the stairs rising to the upper floor along with an airing cupboard and a useful WC/cloakroom.

A large lounge has two windows, enjoying a westerly aspect and there is a separate dining room which enjoys a view towards Salcombe Hill and has fitted shelving.

The modern kitchen offers lots of storage along with worksurfaces and space for appliances and there is a separate bathroom fitted with an attractive white suite and comprises a bath, separate shower cubicle, WC and wash basin.

To the first floor there are three bedrooms, bedroom one enjoying an easterly aspect with a view towards Salcombe Hill and bedrooms two and three enjoy a westerly aspect with an outlook towards Muttersmoor.

The flat is neutrally decorated throughout and has new floor coverings. uPVC double glazed windows are installed and there is modern electric heating via night storage and panel heaters.

There is no garden or parking.

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

EPC: D

SERVICES: Water & Mains drainage. Electricity.

REF: DHS02366

TENANCY DETAILS

Rental:
£900.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,035.00 (payable before signing the Tenancy Agreement)

Holding deposit: £207.69

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

Available: NOW

Restrictions: No Pets. No Smokers.
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.



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.

