

Cotmaton Road



HARRISON
LAVERS &
POTBURY'S



£1,200.00 Per Calendar Month

A three bedroom mid terrace town house with off road parking, patio and attractive communal gardens. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633
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4 Old Hayes, Cotmaton Road Sidmouth EX10 8EY

4 Old Hayes forms part of a development of Terrace town houses and is located at the lower end of Cotmaton Road. The property is located within walking distance of Sidmouth's town centre, has the benefit of an off road parking space, a patio and an outlook over the south facing communal garden.

The property has been refurbished in recent years and is decorated internally to a neutral colour scheme. There are double glazed windows throughout, gas fired central heating, a modern fitted kitchen and bathroom with a ground floor cloakroom.

The accommodation with approximate dimensions comprises:

Two steps to the front entrance door with handrails. External light. uPVC double glazed front door to:

ENTRANCE HALL Coved ceiling. Tiled floor. Radiator. Telephone point. Central heating room stat. Staircase to first floor. Cupboard containing shelving, electric and gas meter and fuse board.

Sliding door to **CLOAKROOM** with WC, wash basin and cupboard beneath. Tiled splashback. Tiled floor. Extractor.

SITTING ROOM 4.68m (15'04) x 4.10m (13'05) Coved ceiling. Gas fire. Radiator. Aluminium double glazed sliding patio doors with providing access to the patio and a pleasant outlook over the south facing communal garden. Curtains. Wood flooring. TV point. Door to storage cupboard with shelving and light.

KITCHEN 3.53m (11'07) x 2.74m (8'11) reducing to 1.79m (5'10). Coving. uPVC double glazed window to the front aspect with roller blind. Modern fitted kitchen comprising wall mounted and floor standing cupboards with cream Shaker style drawer and door fronts, glass fronted display wall cupboards. Worksurfaces, cream tiled splashbacks, one and a half bowl, stainless steel sink. Five burner gas hob with stainless steel cooker hood. Built-in, electric double oven. Integrated fridge/freezer, dishwasher. Free standing Miele washing machine. Tiled floor. Heated towel rail.

From the entrance hall a staircase rises to the first floor with handrail and banisters.

FIRST FLOOR LANDING Coving. Storage cupboard over the stairs with fitted shelving. Access to loft via pull down ladder. Carpet. Door to boiler/airing cupboard containing Worcester Gas Fired combi-boiler. Shelving. Radiator.

BEDROOM ONE 4.14m (13'07) x 2.84m (9'02). Coving. uPVC double glazed window overlooking the rear garden. Built-in double wardrobe. Curtains. Radiator. Carpet. TV point.

BEDROOM TWO 2.79m (9'01) x 2.79m (9'01). Coving. uPVC double glazed window to the front aspect. Built-in double wardrobe. Curtains. Radiator. Carpet.

BEDROOM THREE/STUDY 2.3m (7'06) x 1.76m (5'09). Coving. uPVC double glazed window overlooking the rear garden. Curtains. Carpet. Radiator. TV point.

BATHROOM Coving. uPVC obscure, double glazed window to the front aspect. Roller blind. White suite comprising WC, washbasin and vanity unit, with mirror over and shaver point, panelled bath with fully tiled walls over, Grohe exposed shower mixer valve with riser and rose. Tiled floor. Extractor. Heated towel rail.

OUTSIDE & GARDEN To the front of the property is an open-plan parking area, number 4 has a single parking space, adjacent to the right hand brick boundary wall when entering the carpark. To the rear is an attractive, well-stocked, communal garden, with a range of mature shrubs and central and central area of lawn. The property has a patio accessed from the sitting room, sliding doors. The cost of garden maintenance and window cleaning is paid by the landlord.

OUTGOINGS We are advised by East Devon District Council that the council tax band is D, April 2024/March 2025 £2,359.33.

EPC: C

REF: DHS02374

TENANCY DETAILS

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

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

Holding deposit: £276.92

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

Available:
Restrictions: No Pets. No Smokers.
Age restriction to over 50`s.
No Children

Broadband/Phone Availability. Standard download speed 17mbps. Superfast, highest available download speed 80mbps. Mobile phone coverage for voice and data likely with EE3, O2, Vodafone coverage limited. The information relating to the mobile phone coverage and broadband has been obtained from the OfCom website.

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.

