

Barrington Mead



HARRISON
LAVERS &
POTBURY'S



£1,750 Per Calendar Month

Conveniently situated, three bedroom, end of terrace house. Located on the edge of Sidmouth town centre and with pleasant outlook over the River Sid. To let unfurnished.



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5 Barrington Mead

Sidmouth

EX10 8QW

This three bedroom, end of terrace property occupies a level position on the edge of Sidmouth town centre and is conveniently situated for access to The Byes, the town centre and the Esplanade and also for local bus routes. The property features an open-plan sitting/dining room, modern, fitted kitchen and shower room. There is gas fired central heating and an enclosed garden to the rear which enjoys a westerly aspect. To the front of the property the garden extends to the edge of the river bank and enjoys an outlook towards the ford. The property has a large garage and parking space.

The accommodation with approximate dimensions comprises:

UNDER COVER PORCH Single glazed door to:

ENTRANCE HALL Double glazed window to side aspect. Radiator. Carpet. Staircase.

SITTING/DINING ROOM Open-plan Sitting room 3.33m x 3.78m (10'11 x 12'05). Feature bay window with window seat. Single glazed windows with curtains, easterly outlook. Feature fireplace with gas fire, marble surround and hearth. Wall lights. Carpet. Fitted shelves to one chimney alcove. Sky TV point. Coving. Radiator. Archway to:

DINING ROOM 3.65m x 3.3m (12' x 10'10). Coving. Fireplace with brick surround, stone hearth, hardwood mantelpiece. Open fire (not for use). Wall lights. Carpet. Single glazed door and windows with outlook to rear conservatory. Curtains. Radiator.

UNDERSTAIRS CUPBOARD Shelving and light. Central heating programmer.

KITCHEN 3.45m x 2.6m (11'03 x 8'06). uPVC double glazed window. Outlook to rear garden. Single glazed door to conservatory. Modern kitchen comprising floor standing and wall mounted units, with coordinating surfaces, stainless steel sink. Built-in under counter, electric double oven, stainless steel gas hob with extractor over, free standing fridge/freezer, free standing washer/drier. Wall cupboard containing fuse board and electric meter. LED ceiling downlights. Tile effect, lino flooring.

CONSERVATORY 3.36m x 2.01m (11' x 6'07). Perspex leanto roof. uPVC sliding patio door to the rear garden. Tiled floor. Cold water tap.

WC Obscure, single glazed window. White WC and wall hung wash basin. Tiled floor.

STAIRCASE Handrails to both sides. Carpet.

FIRST FLOOR LANDING Bannisters. Aluminium double glazed window to the side aspect. Built-in double wardrobe. Access to loft hatch. Curtains. Carpet.

BEDROOM ONE 4.2m x 2.52m (13'09 x 8'03). Single glazed, bay window with outlook over the river and ford. Curtains. Two built-in double wardrobes. Built-in dressing table and drawers. Radiator. TV cable. Carpet.

BEDROOM TWO 3.33m x 3.17m (10'11 x 10'05). Single glazed window to the rear aspect. Built-in double wardrobe. Curtains. Carpet. Radiator.

BEDROOM THREE 2.89m x 1.92m (9'06 x 6'03). Single glazed window to the front aspect. Curtains. Radiator. Wall lights. Carpet.

SHOWER ROOM Obscure double glazed window to the rear aspect. Modern white suite comprising Shower cubicle with Mira Excel shower, shower rose and riser rail, bi-fold door, WC, wash basin with vanity unit and mirror with shaving point over, bidet. Fully tiled walls. Extractor. Heated towel rail. Electric fan heater. Cupboard containing gas fired boiler with shelves over. Lino flooring.

OUTSIDE At the front of the property there is an enclosed, paved courtyard with gate and dwarf, brick walls and shrub borders. The garden extends to the other side of the gravel path, where a lawn with mature shrubs border the bank of the River Sid. The extent of this area is equal to the width of the house. At the rear of the property is a fully enclosed garden which enjoys a westerly aspect. Accessed via a gate the garden provides a patio with seating area, a small lawn with mature shrub borders, additional paved area and garden shed with washing line. There is a garage located in a block of four at the rear of the development. The garage is on the far right hand side with metal canopy door. Length 4.80m (15'09). Width to the front of the garage 3.36m (11') Width at the rear of the garage is 5.18m (17') providing sufficient space to park with additional storage.

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

EPC: D - 55

SERVICES: Mains Gas, Electricity and Water.

REF: DHS02388

TENANCY DETAILS

Rental:
£1,750.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£2,015.00 (payable before signing the Tenancy Agreement)

Holding deposit: £403.84.

Tenancy Type: Assured Shorthold
Term: Long Term (minimum twelve Months initially)
Available: July 2024
Restrictions: Pets at Landlords discretion.
Children at Landlords discretion.
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.

