

Church Lane



HARRISON
LAVERS &
POTBURY'S



£1,200.00 Per Calendar Month

A charming, refurbished three bedroom detached cottage, located in the heart of Sidmouth town centre with enclosed garden. To let unfurnished for twelve months initially and long term.



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Church Cottage, Church Lane, Sidmouth EX10 8LG

Church Cottage has been subject to recent refurbishment, which has seen the property transformed into a modern house which retains many original features. It is believed that the property was constructed in the late 1600s. The property is located behind the Parish Church and is accessed via Church Lane. The property enjoys a southerly aspect and now benefits from neutral décor throughout, an attractively fitted kitchen, bathroom and gas-fired central heating. There is a fully enclosed garden at the rear of the property with patio area which enjoys a pleasant outlook over the churchyard. The property is within a short distance of Church Street and close to the amenities of the town centre. The Triangle is within close proximity providing easy access to local bus services and The Esplanade is within a short walk.

The property is presented unfurnished.

The accommodation, with approximate dimensions, comprises:

UNDERCOVER ENTRANCE PORCH Stained glass front door to the:

SITTING ROOM 4.15m x 2.46m increasing to 3.55m increasing to 4.32m (13'7" x 8'1" increasing to 11'7" increasing to 14'2") Window overlooking the front aspect. Feature fireplace and hard wood mantle. Carpet. Radiator. TV point. Cupboard containing electricity meter and fuse board. Curtains. Further window to rear aspect. Door to an **UNDERSTAIRS STORAGE CUPBOARD**.

KITCHEN 3.6m x 2.42m (11'10" x 7'11") A cupboard contains the gas-fired Ideal combi boiler for heating and hot water. Programmer for central heating and hot water. Two uPVC double-glazed windows which overlook the rear garden and an attractively fitted kitchen which comprises a range of floor-standing and wall-mounted cupboards with cream 'Shaker-style' drawer and door fronts. Stainless steel handles. Oak 'butcher's-block' effect work surfaces and beige tiled splashbacks. Stainless steel sink with single drainer. Built-in stainless steel electric single oven with four-burner gas hob and stainless steel extractor over. Space for a free-standing fridge/freezer and space and plumbing for a free-standing washing machine. Ceiling downlighters. Lino flooring. Radiator. Cupboard containing gas fired combination boiler.

REAR LOBBY uPVC double-glazed door providing access to the rear courtyard. uPVC double-glazed window to the side aspect. Laminate flooring. Cupboard containing gas meter. Access to loft space. Door to a:

GROUND FLOOR CLOAKROOM With a white WC and obscure glazed window to the rear aspect.

From the sitting room a door leads into the:

INNER HALLWAY uPVC double-glazed door leading to the rear courtyard. Carpet. Coir mat well. Staircase to the first floor.

DINING ROOM 2.98m x 2.6m increasing to 4.29m (9'9" x 8'6" increasing to 14'1") Windows to the front and side aspects with curtains to each window. Carpet. TV point.

From the inner hallway there is a carpeted staircase with a hand rail rising to the:

FIRST FLOOR

LANDING Access to the loft space. Two windows which enjoy a pleasant outlook over the churchyard and rear garden.

BEDROOM ONE 4.3m x 3.17m (14'1" x 10'5") Feature window with window seat to front aspect. Feature fireplace with timber surround. Radiator. Phone point. Carpet. Curtains. Storage cupboard with a fitted hanging rail.

BEDROOM TWO 2.68m x 2.28m (8'9" x 7'6") Feature window enjoying a southerly aspect with a window seat. Curtains. Carpet. Radiator. Pair of doors to built-in cupboard with a timber shelf and hanging rail.

BEDROOM THREE 2.62m x 1.91m (8'7" x 6'3") Feature window enjoying a southerly aspect with window seat and curtains. Carpet. Radiator.

BATHROOM 3.49m x 1.94m (11'5" x 6'4") With three steps down. A modern fitted bathroom suite in white comprising a low level WC with soft-close seat, pedestal wash basin and tiled splashback. Large shower bath with curved glass shower screen. Fully tiled walls with thermostatically-controlled shower with attachment and rail. Lino. Radiator. Two obscure glazed windows to front aspect. Extractor fan. Light. Electric heated towel rail.

OUTSIDE AND GARDEN There is no parking provided with the property. There is a fully-enclosed garden to the rear and a storage facility at the side. There are pedestrian gates from the both sides of the property which provide access to the rear. There is a raised L-shaped shrub bed which provides access, via a step and path, to an elevated patio area which enjoys a pleasant outlook over the churchyard. The rear garden is fully enclosed with a picket fence. At the front of the property, on the right-hand side, a gate leads to a fully enclosed yard area with an outside tap and space for refuse and recycling bins. A further door leads to an undercover **STORAGE CUPBOARD**.

STORAGE AREA 2.44m x 1.78m (8' x 5'10") With low ceiling height. Concrete floor. Double power point.

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

EPC: E - 54

SERVICES: Gas. Electric. Mains water and sewage.

REF: DHS02393

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: 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.

