

Joslin Road, Honiton



HARRISON
LAVERS &
POTBURY'S



£1,100.00 Per Calendar Month

A well presented three bedroom semi detached property, with the benefit of uPVC double glazed windows and gas central heating, located in a cul-de-sac location and having the benefit of a well sized corner plot. To let unfurnished for twelve months initially and long term.



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30 Joslin Road, Honiton EX14 1RH

The property is presented unfurnished and decorated internally to a neutral colour scheme. uPVC double glazed windows have been installed throughout and the property benefits from gas fired central heating and a gas fired combi boiler. A modern kitchen and a white bathroom suite.

To the front of the property is an off road gravelled parking area providing parking for two to three vehicles. Adjacent to this is a low maintenance, enclosed area of lawn.

The property boasts well proportioned accommodation and the ground floor comprises a spacious sitting room and an open plan kitchen/diner. To the first floor are three bedrooms and a bathroom.

The rear of the property is fully enclosed and laid mainly to lawn, with low maintenance shrub borders and a patio area. There is a detached outbuilding split into two providing additional external dry storage, and a garden shed.

The accommodation with approximate dimensions comprises:

uPVC double glazed front door to the:

ENTRANCE HALL uPVC double glazed window to the side aspect with fitted blinds. Carpet flooring. Radiator. Door to an under stairs storage cupboard containing the electric meter, fuse board and gas meter. Door to the:

SITTING ROOM 4.1m x 3.7m (13'05 x 12'04) reducing to 3.1m (10') Coved ceiling. uPVC double glazed window to the front aspect, with a fitted blind. Radiator. Telephone point. TV point. Feature fireplace with marble effect surround and hearth and inset gas fire. Carpet flooring.

From the entrance hall there is a door to the:

KITCHEN/DINER 5.7m x 2.6m (18'11 x 8'07) A well proportioned, open plan space. Two uPVC double glazed windows with a pleasant outlook over the rear garden. A fitted kitchen comprising a range of floor and wall mounted units, oak effect shaker style drawer and door fronts with stainless steel handles, co-ordinating work surfaces and tiled splashbacks. Sink unit with draining board and mixer tap. Free

standing Zanussi gas double oven and hob. Stainless steel splashback and extractor over. Space for a freestanding washing machine, dishwasher and fridge/freezer. Concealed wall hung gas fired Combi boiler. Radiator. Ceiling lights with directional downlighters. Fitted blinds. Tile effect lino floor covering. Door to pantry with cold shelf, shelves and vent to the exterior. uPVC double glazed back door which provides access to the side and rear of the property.

Staircase with carpet flooring and a handrail rises to the:

FIRST FLOOR

LANDING Loft hatch. UPVC double glazed window to the side aspect with a blind. Carpet flooring.

BEDROOM ONE 3.48m x 3.10m (11'05 x 10'02) uPVC double glazed window to the front aspect, with a fitted blind. Radiator. Carpet flooring. TV aerial. Three built-in cupboards containing a combination of shelving and hanging space.

BEDROOM TWO 3.41m x 2.68m (11'02 x 8'09) Coved ceiling. uPVC double glazed window with a pleasant outlook over the rear garden. Fitted window blind. Radiator. Carpet flooring. TV aerial. Door to a cupboard containing a shelf and fitted hanging rail.

BEDROOM THREE 2.57m x 2.48m (8'05 x 8'02) reducing to 1.73m (5'08) uPVC double glazed window to the front aspect. Fitted blind. Carpet flooring. Radiator. Door to cupboard with a fitted shelf and hanging rail.

BATHROOM uPVC double glazed window to the side and rear aspect. Obscure glazing. A white bathroom suite comprising, low level WC, pedestal wash basin, panelled bath with fully tiled walls and a Mira electric shower. Shower curtain. Extractor. Radiator. Tile effect lino floor covering.

OUTSIDE AND GARDEN A gravelled hard standing at the front of the property provides **PARKING FOR TWO/THREE VEHICLES**. Gardens to the front and rear have been designed for low maintenance. The rear garden is fully enclosed and is generally laid to lawn, with gravelled borders and a number of mature shrubs. There is a patio area, **GARDEN SHED** and washing line, together with two outbuildings for storage.

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

EPC: D

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS01363

TENANCY DETAILS

Rental:
£1,100.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,265.00 (payable before signing the Tenancy Agreement)

Holding deposit: £253.84

Tenancy Type: Assured Shorthold
Term: Long Term (minimum twelve Months initially)
Available: NOW
Restrictions: No Pets. No Smokers.
Children at Landlords 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, 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.

