

Salcombe Road,  
Sidmouth



HARRISON  
LAVERS &  
POTBURY'S



**£895.00 Per Calendar Month**

A converted two bedroom, three storey maisonette with south facing enclosed courtyard.  
To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

# Flat 1, 1 Salcombe Road

## Sidmouth

### EX10 8PS

1 Salcombe Road comprises of three flats. Flat 1 has access via Salcombe Road and a private separate access via Newtown. This two bedroom maisonette offers accommodation over three floors and benefits from an enclosed south facing courtyard garden. The property benefits from gas fired central heating, a modern fitted kitchen incorporating appliances and a modern attractive shower room. The living accommodation is located on the ground floor of the property and the bedrooms are accessed via a spiral staircase on the first and second floors.

The interior of the property is decorated to a neutral colour scheme, some window dressings are provided.

The accommodation with approximate dimensions comprises:

From Salcombe Road, a communal entrance door leads to **COMMUNAL ENTRANCE HALLWAY** Mains fire alarm system. Door entry access control. Communal staircase to lower ground floor.

Door to FLAT 1

**ENTRANCE HALL** Carpet. Fuse board. Gas Meter. Stop cock. LED down light.

**SITTING ROOM** 3.24m (10'07) x 2.75m (9') Glazed window and glazed door with aspect to rear courtyard. Roller blind and curtains. LED down lights. Radiator. Telephone door entry handset. Two TV points. Carpet flooring.

Door to **INNER HALLWAY** Window to rear aspect. Glazed door to rear courtyard. Tiled flooring. LED down lights. Radiator. Spiral staircase and wall light. to first floor.

**SHOWER ROOM** A modern white suite comprising back to wall furniture with WC and concealed cistern. Wash basin with vanity cupboard under. Moulded basin and countertop. Fully tiled walls from floor to ceiling. Shower cubicle with glazed door, exposed mixer valve and fixed shower rose. Hand held shower rose. Tiled floor covering. Heated towel rail. Extractor. Mirror fronted wall cupboard. LED down lights.

**KITCHEN/DINER** 4.97m (16'04) x 2.40m (7'10) Vaulted ceiling with two Velux roof lights. Glazed window with secondary glazing with aspect to the courtyard. Glazed rear door to the courtyard. Modern attractively fitted kitchen comprising a range of floor standing and wall mounted cupboards with cream and walnut effect high gloss door fronts. Stainless steel handles. Black & grey worktops. Tiled splashbacks. Stainless steel sink incorporating drainer and mixer tap. Electric induction hob and stainless steel chimney cooker hood over. Built in electric double oven. Freestanding fridge/freezer, washer dryer and freestanding wine cooler (subject to a liability clause protecting the landlord from future repairs or replacement). Wall hung gas fired combination boiler. Lino floor covering.

**DINING AREA** With radiator. Wall mounted TV point.

**INNER HALLWAY** Spiral staircase leading to the **FIRST FLOOR LANDING** Obscure window and curtains. Carpet. LED down lights.

**BEDROOM ONE** 2.56m (8'05) x 2.26m (7'05) Double glazed sash window with southerly aspect. Blind and curtains. Radiator. TV point. Wall lights. LED down lights. Carpet.

Spiral staircase to **SECOND FLOOR LANDING** Obscure window and curtains. LED down light.

**BEDROOM TWO** 3.84m (12'07) x 3.54m (11'07) With vaulted ceiling. Double sash window enjoying a pleasant southerly aspect with blind and curtains. Exposed wooden beams and ceiling brace. Radiator. Wall lights. LED down lights. Carpet.

**OUTSIDE AND GARDEN** To the rear of the property is an enclosed courtyard garden which enjoys a south facing aspect. Two outside wall lights. Water tap and hose. Rear pedestrian gate with access to Newtown. (please note there is a 'right of way' over the rear courtyard for use as a fire escape only for the adjoining property which is a used car and repairs garage.

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

**EPC: C**

**REF: DHS02160**



## **TENANCY DETAILS**

Rental:  
£895.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£1,030.00 (payable before signing the Tenancy Agreement)

Holding deposit: £206.53

Tenancy Type: Assured Shorthold  
Term: Long Term (minimum twelve Months initially)  
Available: September 2024  
Restrictions: No Smokers. No Children.  
A dog at Landlords discretion.

Would suit a professional person or couple. The spiral staircase restricts access to the upper floors, in particular larger furnishings.

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 by the Propertmark.

## **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.



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