

# Windsor Mead



HARRISON  
LAVERS &  
POTBURY'S



£2,000.00 Per Calendar Month

A substantial five bedroom detached enjoying an elevated position with fine views down The Sid Valley. To let unfurnished for twelve months initially and long term.



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



# Netherby, Windsor Mead Sidford EX10 9SJ

Netherby is a substantial five bedroom detached house which has been extended and provides spacious accommodation, with front and rear gardens and a detached double garage.

The property benefits from gas fired central heating, uPVC double glazed windows and is decorated internally to a neutral colour scheme. There is a spacious kitchen/diner and two reception rooms, two en suite bedrooms and a family bathroom. The property enjoys an elevated position with fine views in a southerly direction over The Sid Valley and to Salcombe Hill.

The accommodation with approximate dimensions comprises:

## Undercover **ENTRANCE PORCH**

Front door to **ENTRANCE HALL** Coving. Radiator. Telephone point. Carpet. Door to understairs storage cupboard.

Ground floor **CLOAKROOM** uPVC double glazed window to side aspect. WC. Wall hung wash basin. Part tiled walls. Coved ceiling. Radiator. Laminate floor. Cupboard containing fuse board.

**SITTING ROOM** 4.89m (16') x 4.26m (14') plus bay window. uPVC double glazed window to the front aspect. Feature fireplace (not for use). TV point. Carpet. Radiator.

**DINING ROOM** 4.28m (14') x 3.49m (11'05) uPVC double glazed window with outlook to the front garden. Coved ceiling. Radiator. Laminate floor. uPVC window to side aspect.

**KITCHEN/DINER** 7.29m (23'11) x 3.49m (11'05) increasing to 5.58m (18'04) uPVC double glazed window to side aspect and further uPVC double glazed French doors providing access to the patio and rear garden. Coving. Fitted kitchen comprising a range of floor standing and wall mounted cupboards. Oak coloured drawer and door fronts. Co-ordinating worksurfaces and tiled splashbacks. Gas Range cooker with cooker hood over. American fridge/freezer. Integrated dishwasher. Tiled floor covering. Radiator. TV point.

Archway to: **REAR LOBBY** uPVC double glazed door to the driveway. Door way to **UTILITY ROOM** uPVC double glazed window to side aspect. Wall hung gas fired boiler. Space for a freestanding washing machine and tumble dryer. Extractor fan. Radiator. Tiled flooring.

Staircase from the entrance hall rises to the **FIRST FLOOR LANDING** Banisters. Carpet. Loft hatch with access to roof space. Light well with Velux window.

**BEDROOM ONE** 4.52m (14'10) reducing to 2.73m (8'11) x 4.28m (14') reducing to 2.51m (8'2) uPVC double glazed window to the front and side aspect, with fine views over the valley and to the sea. Coved ceiling. Radiator. carpet. Freestanding wardrobe. Built in dressing table.

Door to **EN SUITE BATHROOM** uPVC double glazed window to side aspect. Coved ceiling. Part tiled walls. White suite comprising WC with concealed cistern, wall hung wash basin and panelled bath. Heated towel rail. Tiled floor. Mirror and light. LED downlights. Extractor.

**BEDROOM TWO** 4.31m (14'01) x 3.49m (11'05) uPVC double glazed window to the front aspect with fine views. Coving. Radiator. Carpet. Freestanding wardrobe. uPVC window to the side aspect.

**BEDROOM THREE** 3.78m (12'05) reducing to 2.12m (6'11) x 3.18m (10'05) reducing to 2.19m (7.02) uPVC double glazed window to the rear and side aspect. Coving. Radiator. Carpet. TV point.

Door to **EN SUITE SHOWER ROOM** White suite. Fully tiled walls. WC. Wall hung wash basin. Shower cubicle with shower mixer and riser rail. Shower rose. Tiled floor. LED downlights. Chrome heated towel rail.

**BEDROOM FOUR** 4.19m (13'09) x 3.49m (11'05) uPVC double glazed window to the rear aspect. Radiator. Carpet. Wardrobe.

**BEDROOM FIVE** 3.51m (11'06) x 2.82m (9'03) uPVC double glazed window to the side aspect. Coving. Radiator. Carpet. Freestanding wardrobe.

**BATHROOM** Modern white suite with attractive fully tiled walls comprising WC, wall hung wash basin, and bath with tiled panel. Double shower with glazed sliding door, shower mixer, rise rail and shower rose. Ceiling downlights. Tiled floor. LED mirror. Chrome heated towel rail. Obscured uPVC double glazed window.

**OUTSIDE AND GARDEN** A gated driveway provides access to a detached double garage with electric door. Light and power. 4.92m (16'01) x 5.37m (17'07) uPVC double glazed window to the side aspect. Mature gardens to the front and rear with extensive lawns. Patio area at the rear with terrace at the front. Garden shed. Mature hedge boundaries. Mature trees and shrubs.

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

**EPC: E - 54**

**SERVICES:** Gas. Electric. Mains water and drainage.

**REF: DHS02424**

### **TENANCY DETAILS**

Rental:  
£2,000.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£2,300.00 (payable before signing the Tenancy Agreement)

Holding deposit: £461.53

Tenancy Type: Assured Shorthold  
Term: Long Term (minimum twelve Months initially)  
Available: October 2024  
Restrictions: No Smokers. No sharers.  
Pets 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.

