

Woolbrook Road



HARRISON
LAVERS &
POTBURY'S



£900.00 Per Calendar Month

A well-presented ground floor flat with ensuite main bedroom and private parking, situated close to local amenities. To let unfurnished for six months initially.



Tel: (01395) 516633
www.harrisonlavers.com

41 Anstis Court 44 Woolbrook Road Sidmouth EX10 9XL

A well-presented ground floor flat with ensuite main bedroom and private parking, situated close to local amenities.

Presented in excellent order throughout and offered for sale with no ongoing chain, this purpose-built ground floor flat has gas central heating and double glazing. An entrance hallway leads to an open plan sitting room and kitchen, with dual aspect to include a Juliette balcony window looking south easterly. The kitchen is fitted with a good range of units and with built in appliances comprising fridge/freezer, washing machine, oven, grill and gas hob.

The main bedroom has built-in wardrobes and an ensuite shower room, there is a second double bedroom and a main bathroom.

A good size private single parking space is located directly outside the property.

Anstis Court is a popular development occupying a level position in the Woolbrook area of Sidmouth, just a short walk from a good range of day-to-day amenities that include Woolbrook News and Tea Rooms, Lidl supermarket and regular bus services to the surrounding area. Popular schools are close by and the town centre and seafront are around a mile and a half away. Sidmouth is a popular and unspoilt coastal town with a delightful Regency esplanade, Waitrose, cinema, theatre, modern doctors' surgery, cottage hospital and sports clubs to include rugby, cricket and an eighteen-hole golf course.

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

EPC: C

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02433

TENANCY DETAILS

Rental:
£900.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,035.00 (payable before signing the Tenancy Agreement)

Holding deposit: £207.69

Tenancy Type: Assured Shorthold
Term: Long Term (minimum six Months initially)
Available: September 2024
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.

