

Woolbrook Road



HARRISON
LAVERS &
POTBURY'S



£1,100.00 Per Calendar Month

A modern two bedroom detached bungalow occupying a level position, with parking and a small garden. To let unfurnished for nine or twelve months initially, and long term.



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The Garden, 119a Woolbrook Road Sidmouth EX10 9DZ

The Garden is a modern two bedroom detached bungalow occupying a level position on Woolbrook Road, Sidmouth. The property is located at the bottom of a single track lane opposite Stowford Rise and is conveniently located for local bus services to and from Sidmouth to Exeter and also Waitrose Supermarket, which is located nearby.

The property is decorated to a neutral colour scheme internally and offers good size accommodation, with a modern fitted kitchen and bathroom, uPVC double glazed windows, gas fired under floor heating and two double bedrooms.

There is a gravelled parking area at the front of the property and a raised area of garden laid mainly to lawn, with mature boundaries. The main reception room is open plan, L' shaped and comprises a kitchen, dining area and sitting room, with French doors providing access to a paved terrace.

The accommodation with approximate dimensions comprises:

COVERED ENTRANCE PORCH uPVC double glazed door to an:

ENTRANCE HALL Lino floor covering. Access to the roof space. Thermostat for the underfloor central heating. Door to boiler cupboard containing a gas fired combi boiler. Fuse board. Glazed door to the:

SITTING ROOM 5.26m (17'03) x 3.65m (11'11) Two uPVC double glazed windows to the front and side aspects, with curtain poles. uPVC double glazed French doors providing access to a paved terrace and overlooking the parking area. Carpet. Underfloor heating. Television point. Thermostat.

OPEN PLAN KITCHEN AREA 2.82m (9'03) x 2.85m (9'04) uPVC double glazed window to the side aspect, with a pleasant outlook towards Muttersmoor. Blind. A modern fitted kitchen comprising a range of floor standing and wall mounted cupboards with grey drawer and door fronts, co-ordinating worksurfaces with matching splashback, stainless steel sink with drainer, built in stainless steel single electric oven incorporating a

grill, electric hob with glass splashback. Cooker hood. Space for a freestanding fridge/freezer. Space for a freestanding washer/dryer. Tile effect lino flooring. Downlights.

A further part glazed door from the kitchen leads back to the entrance hall.

BEDROOM ONE 4.96m (16') x 2.86m (9') uPVC double glazed window overlooking the rear garden, with a curtain pole. Carpet flooring. Television point. Underfloor heating programmer and room stat.

BEDROOM TWO 3.87m (12'08) x 3.09m (10') uPVC double glazed window overlooking the rear garden, with a curtain pole. Carpet flooring. Television point. Underfloor central heating room stat.

BATHROOM A modern white bathroom suite comprising a panelled bath, with part tiled walls over, a chrome thermostatic shower valve with shower rail and shower rose, a glass pivoting shower screen, WC and pedestal wash basin with tiled splashback. Lino flooring. uPVC obscure glazed window to the side aspect with a fitted roller blind. Downlights. Extractor.

OUTSIDE AND GARDEN The gardens have been designed with a view to low maintenance. To the front of the property is a gravelled parking area, providing **PARKING FOR TWO VEHICLES** with an adjoining low maintenance shrub border. To the side and rear is an elevated area of lawn, with fenced boundaries. A footpath runs around the perimeter of the house, for ease of access and maintenance. There is a large undercover entrance porch, which leads to a paved terrace which can be enjoyed from the sitting room via the French doors, with wrought iron railings to the perimeter. This terrace enjoys an easterly aspect.

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

EPC: C - 80

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS01043

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.

