

Manstone Mead



HARRISON
LAVERS &
POTBURY'S



£1,375.00 Per Calendar Month

A well presented and well proportioned four bedroom detached chalet bungalow. To let unfurnished for twelve months only.



Tel: (01395) 516633
www.harrisonlavers.com

24 Manstone Mead

Sidmouth

EX10 9RX

This well proportioned four bedroom detached chalet bungalow is presented unfurnished and available to let for one year only. The property is decorated internally to a neutral colour scheme, the majority of windows are double glazed and the property has gas fired central heating.

The sitting room enjoys an easterly aspect, there are two ground floor double bedrooms, kitchen, utility cupboard, cloakroom and shower room. To the first floor there are two well proportioned double bedrooms, the larger enjoying fine view views in an easterly direction towards Salcombe Hill and a shower room. There are gardens to the eastern and southern sides of the property and a driveway providing off road parking for one vehicle.

The accommodation with approximate dimensions comprises:

Obscured uPVC front door to entrance porch

Glazed door to **ENTRANCE HALL** containing radiator. Central heating room stat. Carpet. Cupboard with shelves and hanging space. Glazed door to

SITTING/DINING ROOM 7.0m (22'11) x 3.80m (12'05) Dual aspect with double glazed windows, enjoying an easterly aspect over the garden and towards Salcombe Hill. Aluminium double glazed sliding patio door leading to the south facing patio. Carpet. Curtains. TV point.

Staircase to First floor

KITCHEN 3.64m (11'11) x 3.04m (9'11) Double glazed window to the front aspect. Fitted kitchen comprising a range of base units finished with red door and drawer fronts. Butchers block worksurfaces. One and a half bowl ceramic sink incorporating drainer. Freestanding electric cooker. Freestanding fridge/freezer. Tile effect floor covering. Pantry with shelving and fuse boards. Wall lights.

REAR LOBBY uPVC door to drive. Further room to utility cupboard containing washing machine and tumble dryer.

STUDY 3.25m (10'08) x 1.69m (5'06) Double glazed window to the rear aspect. Roof light. Radiator. Carpet. Cupboard containing shelves.

CLOAKROOM Single glazed window. WC. Carpet.

SHOWER ROOM uPVC double glazed window. Part tiled walls. Part panelled walls. Wash basin and pedestal. Shower cubicle with panelled walls. Shower mixer. Shower rose and riser rail. Carpet. Radiator. Cupboard housing gas fired combi boiler and heating controls.

BEDROOM THREE 3.80m (12'05) x 3.06 (10') uPVC double glazed windows providing dual aspect. Radiator. Telephone point. Carpet. Built in wardrobe with sliding doors with hanging rail, with cupboards over with shelving.

BEDROOM FOUR 3.49m (11'05) x 3.04m (9'11) uPVC double glazed door providing access to the rear garden. uPVC double glazed window. Radiator. Electric wall heater. Carpet. Wardrobe with sliding door and internal hanging.

From the sitting room stairs rise to the first floor. Timber banister and hand rail. Carpet.

FIRST FLOOR LANDING with Velux window. Radiator. Carpet.

Obscure glazed door to:

BEDROOM ONE 5.32m (17'05) x 4.61m (15'01) Sloping ceilings. Two Velux windows with views to Salcombe Hill. uPVC double glazed window. Wood flooring. Electric wall heater and radiator.

Obscure glazed door to:

BEDROOM TWO 4.17m (13'08) x 3.50m (11'06). Velux window. Electric wall heater. Carpet.

SHOWER ROOM Velux window. WC. Wash basin and pedestal. Shower cubicle with glazed door. Internal panelled walls. Electric shower, shower rose and riser rail. Ceiling extractor. Down lights.

OUTSIDE AND GARDEN A drive provides off road parking for one vehicle. The gardens are well established and located on the eastern and southern sides of the property. A lawn and patio enjoy a southerly aspect.

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

EPC: C

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02508

TENANCY DETAILS

Rental:

£1,375.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,585.00 (payable before signing the Tenancy Agreement)

Holding deposit: £317.30

Tenancy Type: Assured Shorthold

Term: Twelve months only as owner will be travelling overseas and returning

Available: May 2025

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.



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