

Convent Road



HARRISON
LAVERS &
POTBURY'S



£1,150.00 Per Calendar Month

A very well presented two bedroom first floor apartment forming part a period house, converted into five apartments and located on the west side of town. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633
www.harrisonlavers.com

4 Waterpark Court Convent Road Sidmouth EX10 8RJ

Waterpark Court occupies a tucked away location on the western side of Sidmouth. The property is decorated internally to a neutral colour scheme and has electric heating. This two bedroom, first floor apartment forms part of a Grade II listed period property and is approximately a ten minute walk from Sidmouth's town centre.

The accommodation with approximate dimensions comprises:

Communal front door to hallway and staircase to first floor landing. Front door to Flat 4:

ENTRANCE HALL Storage cupboards. Night storage heater. Cupboard containing fuse board and electric meter. Carpet flooring. Glazed door to:

SITTING ROOM 6.78m (22'03) x 3.97m (13') Timber frames single glazed windows enjoying a south and westerly aspect. A pair of French doors provide access to a south facing roof terrace. Wall lights. Curtains. Two Dimplex electric heaters. Fire surround and electric fire. Telephone point. Carpet flooring.

KITCHEN 2.89m (9'06) x 2.44m (8') Windows to both an easterly and southerly aspect. Modern fitted kitchen comprising a range of floor standing and wall mounted cupboards with white gloss door and drawer fronts. Black worksurfaces. Tile effect splashback. Worksurface illumination. One and a half bowl stainless steel sink incorporating draining unit. Electric hob. Single electric oven. Integrated slimline dishwasher. Space for a freestanding fridge/freezer and washer/dryer. Laminate floor covering.

BEDROOM ONE 4.12m (13'06) x 2.83m (9'03) Window to easterly aspect. Night storage heater. Built-in triple wardrobe. Curtain. Carpet flooring.

BEDROOM TWO 3.5m (11'05) x 3.36m (11') Window to westerly aspect with roller blind and curtains. Part secondary glazing. Night storage heater. Built-in double wardrobe and chest of drawers. Carpet flooring.

SHOWER ROOM Two obscure glazed windows. Fully panelled walls. White suite comprising WC, wash basin and vanity cupboard. Double shower cubicle with glazed sliding door. Electric shower rose and riser rail. Heated towel rail. Wood effect lino floor covering. Mirror and light.

OUTSIDE From the sitting room, a pair of French doors provide access to a **ROOF TERRACE** which enjoys a southerly aspect. A single garage with metal canopy door 4.74m (15'06) x 4.84m (9'03) with light. **Any loose contents must remain in place.**

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

EPC: E

SERVICES: Electric. Mains water and drainage.

REF: DHS02532

TENANCY DETAILS

Rental:

£1,150.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,325.00 (payable before signing the Tenancy Agreement)

Holding deposit: £265.38

Tenancy Type: Assured Shorthold

Term: Long Term (minimum twelve Months initially)

Available: May 2025

Restrictions: No Pets. No Smokers.
Not suitable for Children.

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.



Tel: (01395) 516633
Email: reception@harrisonlavers.com
www.harrisonlavers.com

