

# Glen Road



HARRISON  
LAVERS &  
POTBURY'S



## £1,200.00 Per Calendar Month

A refurbished first floor flat occupying a desirable location on the west side of Sidmouth. To let unfurnished for twelve months initially and long term.



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

# 3 Glen Court Glen Road Sidmouth EX10 8RW

Glen Court is a development of purpose built freehold flats and is located on Glen Road, a short walk from Sidmouth's town centre and the esplanade. This well proportioned property occupies a desirable location and enjoys a pleasant outlook. the property has been refurbished internally and has a triple aspect sitting room with balcony, fitted kitchen, modern shower room, two double bedrooms and a separate cloakroom. There is a good level of storage and benefits from a garage and single parking space. The property has uPVC double glazed windows, gas fired central heating and is decorated to a neutral colour scheme.

The accommodation with approximate dimensions comprises:

Front door with step and handrail to **ENTRANCE LOBBY** Built in cupboard. Staircase with handrail rising to first floor landing. Glazed door to **ENTRANCE HALL** open fronted cupboard with shelving and coat hooks. Electric meter.

Glazed door to:

**SITTING/DINING ROOM** 7.16m (23'05) x 3.94m (12'11). uPVC double glazed windows with triple aspect giving access to a first floor balcony. Three radiators. Central heating room stat. Blinds. Carpet.

**KITCHEN** 3.36m (11') x 2.73m (8'11) uPVC double glazed window to southerly aspect. A modern fitted kitchen with a range of base units and wall cupboards, door and drawers finished in duck egg blue. Co-ordinating grey work surfaces. Tiled splashbacks. One and half bowl stainless steel sink unit with mixer tap and incorporating drainer unit. Built in gas single oven and stainless steel gas hob with cooker hood over. Freestanding washing machine, slimline dishwasher and small freezer. Space for a freestanding fridge. Tile effect lino floor covering. Radiator.

**BEDROOM ONE** 4.41m (14'05) x 3.34m (10'11) uPVC double glazed window to the rear aspect. Roller blind. Built in wardrobes. Radiator. Carpet.

**BEDROOM TWO** 3.80m (12'05) x 3.20m (10'06) uPVC double glazed window to the rear aspect. Radiator. Carpet flooring.

From the entrance hall door to **CLOAKROOM** uPVC double glazed window. White suite comprising WC, wash basin. Part tiled floors. Lino floor covering.

Further door to boiler/storage cupboard containing wall hung gas fired combi boiler. Honeywell programmer for heating. Fitted shelving. Light. Carpet.

**SHOWER ROOM** Two uPVC double glazed windows with obscured glass. A modern white suite comprising WC, wash basin and vanity cupboard with drawers. Part tiled walls. An off-set quadrant shower cubicle with sliding glass door. Exposed shower mixer bar with shower rose and riser rail. Wall panelling. Grey wood effect floor covering. Alcove with curtain containing shelving unit. Heated towel rail. Roller blind.

**OUTSIDE** From the sitting/dining room a sliding door provides access to a first floor balcony which enjoys the afternoon sunshine and has a pleasant outlook. To the side of the building is a garage and parking area. The garage has an electric remote control roller door. 4.76m (15'07) x 3.11m (10'02) reducing to 2.51m (8'03) (Irregular space). Light. Power. Electric meter. Fitted shelves. Retractable washing line. Single parking space.

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

**EPC: D**

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

**REF: DHS02540**

## TENANCY DETAILS

Rental:

£1,200.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,380.00 (payable before signing the Tenancy Agreement)

Holding deposit: £276.92

Tenancy Type: Assured Shorthold  
Term: Long Term (minimum twelve Months initially)  
Available: July 25  
Restrictions: No Pets. No Smokers.

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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