

Bridge Street,
Sidbury



HARRISON
LAVERS &
POTBURY'S



£1,350.00 Per Calendar Month

A charming Grade II Listed thatched cottage located in the heart of this popular village. To let furnished for six to twelve months only.



Tel: (01395) 516633
www.harrisonlavers.com

Southernwood Cottage, Bridge Street Sidbury, EX10 0RU

Southernwood Cottage is a charming Grade II Listed thatched cottage which is located in a favoured street, within the heart of this popular East Devon village.

The village is surrounded by some beautiful countryside where there are lovely walks and the village centre offers a village store/butchers, a primary school, village hall, pub and beautiful church. There are also bus services to the surrounding area. The coastal resort of Sidmouth is approximately three miles away where there are an excellent range of facilities including The Esplanade and seafront.

The cottage retains much character and charm and has been the subject of refurbishment in recent years. The property is decorated internally to a neutral colour scheme and offers spacious accommodation. There is hard flooring to the ground floor and carpets to the majority of the first floor. A thatched porch and stable front door open into a good size dual aspect sitting room which has exposed ceiling timbers, along with window seats and feature fireplace with gas fired stove. There is a separate dining room also with exposed timbers and a separate kitchen which is accessed from both the dining and sitting room. The kitchen overlooks the rear garden and has a fitted Rayburn, integral fridge, freezer and dishwasher. From the sitting room there is access to a rear hall and WC, along with a conservatory which has a glazed vaulted ceiling and French doors with outlook to the garden. The conservatory contains a utility cupboard housing a washing machine.

To the first floor the landing gives access to two double bedrooms, the main bedroom having built in wardrobes and there is a separate bathroom with shower over the bath.

Gas fired central heating is installed.

Adjoining the rear of the cottage is an attractive enclosed garden with a good size paved area with eight steps leading up to an almost level area of garden which is mainly laid to lawn with adjoining well stocked borders. At the rear of the garden is a good size storage building and garden store.

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

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02571

SERVICES: Gas. Electric. Mains water and drainage.

TENANCY DETAILS

Rental:

£1,350.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,555.00 (payable before signing the Tenancy Agreement)

Holding deposit: £311.53

Tenancy Type: Assured Shorthold

Term: Maximum 12 months only

Available: NOW

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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