

Church Street,
Sidford



HARRISON
LAVERS &
POTBURY'S



£1,150.00 Per Calendar Month

A charming, Grade II Listed, thatched cottage, presented in good order with modern kitchen and bathroom. To let unfurnished for twelve to eighteen months only.



Tel: (01395) 516633
www.harrisonlavers.com

Juniper Cottage
Church Street
Sidford
Sidmouth
EX10 9RB

A charming, Grade II Listed, thatched cottage, presented in good order with modern kitchen and bathroom with gas central heating and a garden.

This attractive, semi-detached cottage has been the subject of much improvement by the present owners. Since 2021 the property has benefitted from a new kitchen, shower room, thatch ridge and refurbishment/replacement of the windows. The windows to the front elevation are all secondary glazed and the cottage has gas central heating.

The accommodation with approximate dimensions comprises:

Once inside, the entrance hall has a cloakroom/WC and leads into a good size sitting room with south facing aspect to the front and exposed ceiling beams. There is a separate dining room again with a south facing window and ceiling beams and to the rear of the cottage, a good size kitchen is fitted with a modern range of units, having a built-in washing machine, dishwasher, oven and electric hob. A rear lobby has a fridge/freezer and a door leads to the rear garden.

On the first floor, both bedrooms enjoy the south facing aspect to the front and both have a built in wardrobe. There is also a useful study/office. A modern shower room has a white suite comprising mains shower, WC and basin, with built in storage and attractively tiled walls and flooring.

The property has a shallow frontage and thatched porch onto the pavement, whilst to the rear is a good size, enclosed and low maintenance garden deep enough to see summer and winter sun. Parking is available on nearby roads such as Warrens Mead and Orchard Close or by way of a permit for the local car park, available from East Devon District Council.

The cottage is situated in a conservation area in the heart of Sidford, just a short walk from The Byes and River Sid. Sidford has a good range of amenities to include a Spar convenience store/post office, popular fish and chip shop, The Rising Sun and Blue Ball public houses, The Salty Monk restaurant and regular bus services in and out of Sidmouth. The town centre and seafront are just two miles away.

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

EPC: D

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02579

DIRECTIONS On entering Sidmouth via the A3052 from Exeter, follow the road passing The Bowd Inn and Sidmouth Garden Centre. Follow Sidford High Street down to the crossroads in the centre of Sidford and continue straight across to join Church Street. Those arriving by car are advised to park in the car park behind Spar or on Warrens Mead which is the next turning on the right. The cottage is situated opposite Warrens Mead.

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 – Twelve to Eighteen 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.

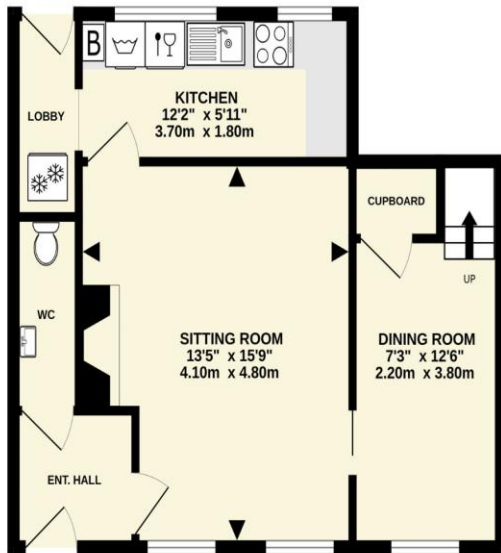
Client money protection is provided through Propertymark.

VIEWING

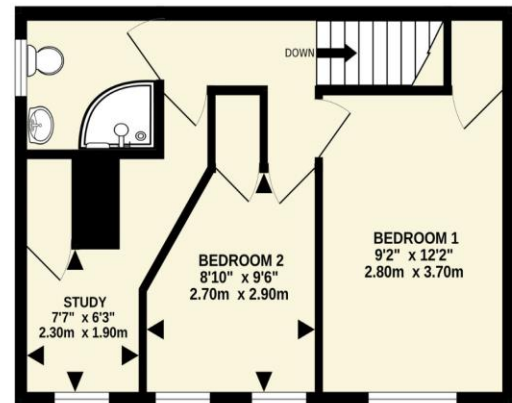
All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & Potbury's for an appointment.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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