

Manor Road



HARRISON
LAVERS &
POTBURY'S



£850.00 Per Calendar Month

A modernised one bedroom ground floor apartment located on the west side of town within close proximity of the town centre and seafront. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633
www.harrisonlavers.com

8 Brinkburn Court Manor Road Sidmouth EX10 8SB

This purpose built one bedroom ground floor apartment has been refurbished internally and is decorated to a neutral colour scheme. The property benefits from Gas fired central heating and has uPVC double glazed windows. There is an attractive modern fitted kitchen incorporating appliances, dining room, sitting room with feature fireplace and a pleasant outlook over the communal gardens in a westerly aspect. There is a double bedroom with storage and a modern shower room.

Brinkburn Court is conveniently situated for access to The Triangle where there are bus services to the surrounding area and is within close proximity of Sidmouth's town centre and the seafront. This development features communal ground and residents parking. The property is presented unfurnished and available as a long term let.

The accommodation with approximate dimensions comprises:

Communal entrance door to **ENTRANCE HALL**. Front door to entrance hall with storage cupboard. Radiator. Wood effect flooring.

Glazed door to **SITTING ROOM** 3.8m x 3.2m (12'5 x 10'5). uPVC window to the front aspect overlooking the communal gardens. Fireplace with inset electric fire. Radiator. TV point. Wood effect flooring.

KITCHEN/DINING ROOM – KITCHEN 2.9m x 2.6m (9'8 x 8'6). **DINING AREA** 2.1m x 1.9m (6'9 x 6'4). A modern attractively fitted kitchen comprising a range of wall mounted and floor standing units with co-ordinating worksurfaces. White tiled splashbacks. One and a half bowl stainless steel sink incorporating a draining unit. Built in electric single oven. Electric hob and stainless steel cooker hood over. Integrated fridge freezer. Slimline dishwasher. Freestanding washing machine. uPVC double glazed window with outlook to communal garden. Wood effect flooring.

DINING AREA with hatch to kitchen. Wood effect flooring. Telephone point.

BEDROOM 3.6m x 3.2m (11'11 x 10'05) uPVC double glazed window to the rear aspect. Built in wardrobes. Radiator. Wood effect flooring. Built in cupboard.

SHOWER ROOM with fully tiled walls. uPVC double glazed window to the rear aspect. White suite comprising WC with concealed cistern. Wash basin and vanity cupboard below. Mirror over. Quadrant shower cubicle with glazed sliding door. Grab handle. Exposed bar shower with shower rose and riser rail.

COMMUNAL HEATING There is a communal boiler providing central heating and hot water. Gas charges are invoiced quarterly by the management company. The total gas costs are divided by all apartments.

COMMUNAL GARDEN & PARKING A well maintained garden mainly laid to lawn with mature shrubs. Communal external bin store and drying area. Non allocated resident parking available at the rear of the development with visitor parking available on the driveway.

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

EPC: D

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02583

TENANCY DETAILS

Rental:
£850.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£980.00 (payable before signing the Tenancy Agreement)

Holding deposit: £196.15

Tenancy Type: Assured Shorthold
Term: Long Term (minimum twelve Months initially)
Available: IMMEDIATELY
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.



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

