

Temple Street



HARRISON
LAVERS &
POTBURY'S



£950.00 Per Calendar Month

A two bedroom end of terrace house occupying a level position within close proximity of The Byes, local amenities and bus services. To let unfurnished and long term.



Tel: (01395) 516633
www.harrisonlavers.com

Rainbow Cottage

125 Temple Street

Sidmouth

EX10 9BH

Rainbow Cottage is a two bedroom end of terrace house. The property benefits from gas fired central heating and uPVC double glazed windows. The interior is decorated to a neutral colour scheme and has the benefit of new carpets to the first floor. To the ground floor is a sitting room with feature wood burning stove, open plan kitchen/diner, ground floor WC and with two bedrooms to the first floor and modern bathroom. To the rear is a small enclosed courtyard with pedestrian gate.

The property is presented unfurnished and is available as a long term let.

The accommodation with approximate dimensions comprises:

uPVC obscure glazed front door to:

ENTRANCE HALL. Laminate flooring. Fuse board. Electric meter. Radiator. Staircase.

SITTING ROOM 3.51m x 2.95m into chimney alcove (11'06 x 9'08). Feature fireplace with wood burning stove and slate hearth. uPVC double glazed window to the front aspect. Radiator. Doorway to the understairs storage cupboard containing the gas meter and light.

KITCHEN/DINER 4.34m x 3.81m maximum (14'03 x 12'06) uPVC window to the rear aspect and door giving access to the rear courtyard. L shaped kitchen comprising a range of floor standing and wall mounted units with co-ordinating worksurfaces. One and a half bowl stainless steel sink with drainer. Space for a freestanding electric cooker with a stainless steel cooker hood over. Space for freestanding fridge/freezer. Laminate flooring. Radiator. Ceiling downlights. Shelves to chimney alcove.

REAR LOBBY Wall hung gas fired combi boiler for heating and hot water. Space for a freestanding washing machine. Velux roof light.

WC Obscure uPVC window. WC. Laminate flooring.

Staircase with carpet and banister.

FIRST FLOOR LANDING Access to loft space with hatch, ladder and light.

BEDROOM ONE 3.75m x 2.58m (12'03 x 8'05) uPVC window to the front aspect. Radiator. Carpet.

BEDROOM TWO 4.04m x 2.05m increasing to 2.72m maximum (13'03 x 6'09 increasing to 8'11 maximum) uPVC window to the rear aspect. Radiator. Carpet.

BATHROOM Obscured uPVC window. Extractor. Modern white suite comprising WC, pedestal wash basin and panelled bath with fully tiled walls over. Shower and glass screen. Heated towel rail. Lino flooring.

OUTSIDE AND GARDEN The front of the property borders Temple Street which is a main road. A local convenience Spar store is located next door but one. To the rear of the property is a raised, enclosed small courtyard with steps down to the back and with rear pedestrian gate.

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

EPC: D

SERVICES: Gas. Electric. Mains water and drainage. No active phone line or broadband connection.

REF: DHS02584

TENANCY DETAILS

Rental:
£950.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,095.00 (payable before signing the Tenancy Agreement)

Holding deposit: £219.23

Tenancy Type: Assured Shorthold
Term: Long Term
Available: November 2025
Restrictions: A Pet at Landlords discretion.
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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