

The Esplanade



HARRISON
LAVERS &
POTBURY'S



£1,100.00 Per Calendar Month

A converted one/two bedroom ground floor flat with courtyard garden and within close proximity of Sidmouth's esplanade and town centre. To let furnished or unfurnished for twelve months initially and long term.



Tel: (01395) 516633
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Flat 1, The Fort The Esplanade Sidmouth EX10 8NS

This converted ground floor apartment is located within short walking distance of Sidmouth's esplanade and within close proximity of the town centre and local bus services at The Triangle.

The property features uPVC double glazed windows throughout and benefits from gas fired central heating and an enclosed courtyard garden enjoys a south easterly aspect. The property features a fitted kitchen incorporating white goods and an attractive modern shower room. The property provides flexible accommodation and can either be used as a well proportioned one bedroom property or two bedrooms with a less generous living space.

The accommodation with approximate dimensions comprises:

Adjoining the public car park, a footpath and steps lead to Flat 1. Gate to courtyard garden. Outside light. uPVC double glazed front door opens into an open plan **SITTING ROOM/DINING AREA/ BEDROOM TWO.**

DINING AREA 4.66m (15'03) x 2.98m (9'77)

SITTING ROOM 3.19m (10'05) x 3.05m (10') uPVC double glazed windows to the front and rear aspects. Carpet flooring. Bi-Fold sliding doors separating the sitting room and dining area. Television cable. Telephone point. Two radiators.

REAR LOBBY uPVC double glazed door to the rear courtyard/access/fire escape. Carpet flooring.

KITCHEN 3.03m (9'11) x 2.45m (8') uPVC double glazed window to courtyard aspect. Fitted blind. L shape fitted kitchen featuring a range of base units and wall cupboards. Cream coloured drawer and door fronts. Stainless steel handles. Butchers block effect worksurfaces and tiled splashbacks. Stainless steel single bowl sink incorporating draining unit. Built-in single electric oven and hob. Freestanding fridge and freezer. Freestanding washer/dryer. Tiled flooring. Wall hung gas fired combination boiler for heating and hot water.

INNER HALL Accessed from dining room. Carpet flooring. Fuse board. Door to a storage cupboard. Further door to:

BEDROOM ONE 3.38m (11'01) x 3.03m (9'11) uPVC double glazed window with aspect to garden. Fitted blind and curtains. Wash basin and vanity cupboard. Radiator. Carpet flooring. Television cable/ariel.

SHOWER ROOM uPVC obscured double glazed window. Roller blind. Fully tiled walls and floor. Wash basin and vanity cupboard. Back to wall WC with concealed cistern. Large walk-in shower. Glass screen. Exposed shower mixer valve with riser. Large rain shower head. Hand held rose and riser rail. Radiator. Electric wall heater and wall light.

OUTSIDE AND GARDEN Fully enclosed courtyard with pedestrian gate. A number of mature shrubs. Crazy paved patio and hardstanding for seating. Outside light. Adjoining public car park. Parking permits are available from the owner of the car park.

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: DHS02598

TENANCY DETAILS

Rental:

£1,100.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,265.00 (payable before signing the Tenancy Agreement)

Holding deposit: £253.84

Tenancy Type: Assured Shorthold

Term: Long Term (minimum twelve Months initially)

Available: November 2025

Restrictions: No Smokers.

A pet at Landlords discretion.

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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