

Betjeman Close



HARRISON
LAVERS &
POTBURY'S



£1,100.00 Per Calendar Month

A modern and very well presented semi-detached coach house benefitting from a single garage and enclosed garden. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633
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70 Betjeman Close

Sidmouth

EX10 9FG

This modern semi-detached coach house is decorated internally to a neutral colour scheme. There is a spacious open plan kitchen/sitting and dining room, an attractive fully tiled bathroom, two double bedrooms, uPVC double glazed windows throughout and gas fired central heating. The property has an integral single garage with electric roller door and an enclosed rear garden with shed, which enjoys a south easterly aspect.

The accommodation with approximate dimensions comprises:

To the front of the property a step leads to an obscure glazed front door with outside light.

ENTRANCE HALL Fitted mat. Radiator. Fuse board. Staircase.

Door to **SINGLE GARAGE** 5.76m (18'11) x 2.62m (8'07). Electric roller door. Water tap. Power points. Lighting. At the rear of the garage are fitted base and wall units. Co-ordinating worksurface and space for a freestanding tumble dryer with external wall vent. Carpet flooring.

Door to **REAR LOBBY**. Coir matting. Electric heating. Coat hooks. Double glazed door to rear garden.

From the entrance hall a staircase with handrail and carpet flooring leads to the first floor landing. Banisters. uPVC double glazed window. Loft hatch. Airing cupboard containing gas fired combination boiler for central heating and hot water. Slatted shelving. Central heating controls. Radiator. Telephone point.

OPEN PLAN KITCHEN/ DINING AND SITTING ROOM 5.77m (18'11) x 5.40m (17'08). Three uPVC double glazed windows to front and rear aspects with fitted blinds. Carpet flooring to the sitting/dining area and lino flooring to the kitchen. A modern L shaped **KITCHEN** featuring a range of base units and wall cupboards, finished in an oak wood effect with stainless steel handles, co-ordinating worksurfaces and cream tiled splashbacks. Stainless steel sink incorporating drainer. Stainless steel gas hob and cooker hood over. Built-in single stainless steel electric oven. Space for freestanding fridge/freezer,

washing machine and dishwasher. Ceiling extractor vent. **SITTING/DINING AREA** Carpet flooring. Two radiators. Television point. Modern range of fitted display cupboards, three being glass fronted.

BEDROOM ONE 3.46m (11'04) x 2.96m (9'08) uPVC window to the front aspect. Fitted blind and curtain pole. Carpet flooring. Radiator. Full width floor to ceiling wardrobes with sliding doors, two mirror fronted with internal hanging, shelving and built-in drawers.

BEDROOM TWO 4.32m (14'02) x 2.69m (8'10) uPVC double glazed window to the rear aspect. Carpet flooring. Radiator. Blinds and curtain pole. Telephone point. Television point.

BATHROOM An attractive modern white bathroom suite. Fully tiled walls. Tiled floor. Obscure uPVC window with blind. Panel bath with glass shower screen. Exposed shower mixer valve with shower rose and riser rail. Wash basin with vanity cupboard. WC with concealed cistern. Heated towel rail. Ceiling downlights and extractor fan.

OUTSIDE AND GARDEN The property features an integral single garage with an electric roller door. To the rear is a fully enclosed garden with side gate, featuring a garden shed, two raised shrub beds, a small area of lawn, two water butts and an outside light. There are a set of steps and handrail providing access to the rear door and the garden enjoys a south westerly aspect.

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

EPC: C

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02597

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 Sharers. 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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