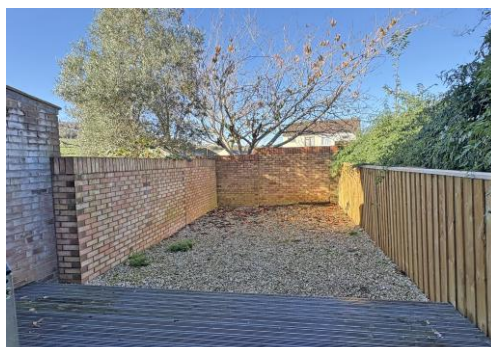


Hawthorn Drive



HARRISON
LAVERS &
POTBURY'S



£1,100.00 Per Calendar Month

A very well presented, two bedroom, mid-terrace house with parking, garage and enclosed garden. To let unfurnished for six to twelve months initially and long term.



Tel: (01395) 516633
www.harrisonlavers.com

4 Hawthorn Drive, Sidmouth, EX10 9XW

4 Hawthorn Drive, is a very well presented two bedroom mid-terrace property and benefits from having gas fired central heating, uPVC double glazed windows, a modern fitted kitchen with a cooker, washing machine, fridge/freezer and a slim-line dish washer. There is a modern fitted bathroom with a white suite and fully tiled walls. The property is decorated internally to a neutral colour scheme, with a combination of wood, tile and carpet floor coverings.

At the front of the property is an open-plan garden, laid to lawn. At the rear is a fully enclosed low maintenance garden which comprises deck terrace, gravel hardstanding and outside tap. There is a single garage and driveway located at the end of the terrace.

The accommodation with approximate dimensions comprises:

uPVC double glazed front door to:

ENTRANCE LOBBY Wooden flooring. Coat hooks. Fuse board. Glazed door to:

SITTING ROOM 4.72m x 3.64m (15'5 x 11'11) max measurements to underside of staircase. uPVC double glazed window overlooking the front garden. Radiator. TV & Telephone points. Sky TV connection. Fireplace with gas fire (disconnected - a feature only) Wooden flooring. Coved ceiling. Door to under stairs storage cupboard. Central heating room stat. Glazed door to:

KITCHEN 3.64m x 2.6m (11'11 x 8'06) uPVC double glazed window overlooking the rear garden. Double glazed door to the rear garden. Modern fully fitted kitchen with a range of floor standing and wall mounted units with Oak effect drawer and door fronts, metal handles and black work surfaces. Tiled splash-backs. Stainless steel sink with draining board. Free standing electric cooker with fan assisted oven, separate top oven/grill, and electric hob. Free standing fridge/freezer, washing machine and slim-line dishwasher. Tiled floor. Radiator. Breakfast bar.

From the sitting room there is a staircase to the first floor which is carpeted with timber balustrade.

FIRST FLOOR LANDING Coved ceiling. Access to loft space. Door to:

BEDROOM ONE 3.64m x 2.66m (11'11 x 8'09) Coved ceiling. uPVC double glazed window to rear aspect. Carpet flooring. Radiator.

BEDROOM TWO 2.6m x 2.6m (8'06 x 8'06) Coved ceiling. uPVC double glazed window to the front aspect. Radiator. Carpet flooring. Door to storage cupboard. Door to boiler cupboard containing gas fired combi-boiler. Shelving for use as an airing cupboard.

BATHROOM A modern white suite comprising panelled bath with mixer tap, glass shower screen, pedestal wash basin, low level WC, ceiling downlights, extractor fan, heated towel rail, fully tiled walls and slate grey tiled floor.

OUTSIDE AND GARDEN Open-plan front garden laid to lawn, enclosed rear garden access only from the property, mainly laid to gravel. Decked terrace area, outside tap and block paved driveway. There is a single garage located at the end of the terrace.

SINGLE GARAGE 5.2m x 2.7m (17' x 8') Metal up and over door.

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

EPC: C

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS01236

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: December 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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