

Western Court Bedford Square



HARRISON
LAVERS &
POTBURY'S



£830.00 Per Calendar Month

A well-presented one bedroom second floor apartment in the centre of town and close to the seafront, with a south facing balcony and views in an easterly direction.



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9 Western Court, Bedford Square, Sidmouth EX10 8QS

This is a modernized and well-proportioned one bedroom second floor flat with the benefit of a modern fitted kitchen, bathroom, neutral decoration throughout, UPVC double glazing windows and electric heating.

The accommodation with approximate dimensions comprises:

Communal front entrance door to:

BLOCK 1 – 9. Door entry access control.

GROUND FLOOR COMMUNAL LOBBY Staircase rising to the first floor or a further internal lobby where a lift is found.

SECOND FLOOR

COMMUNAL LANDING Entrance door to:

FLAT 9

ENTRANCE HALL Coved ceiling, Downlights, Carpet. Door entry telephone handset. Cupboard with fitted shelves and fuse board. Smoke detector. Door to airing cupboard containing a hot water cylinder and water meter.

SITTING ROOM 5.06m x 3.02m (max.measurement) (16'5" x 9'10") Coved ceiling. Downlights. Carpet. Curtains and blinds. Two Dimplex electric panel heaters. uPVC double glazed sliding door to a south facing **BALCONY** with views in an easterly direction to Salcombe Hill. TV point.

KITCHEN 2.5m x 2.99m (max.measurement) (8'2" x 9'9") A modern fitted kitchen comprising of a range of floor standing and wall mounted beech coloured cupboards, slate coloured worksurfaces and terracotta tiled splash-backs. Integrated single fan oven. Electric hob. Stainless steel sink. Freestanding washing machine. Freestanding fridge/freezer. uPVC double glazed window with a southerly aspect. Ceramic tiled floor. Downlights.

BEDROOM 3.95m X 3.03m (12'11" x 9'11") Coved ceiling. uPVC double glazed window to rear aspect. Carpet. Built in double wardrobes with fitted hanging rails and internal shelving. Curtains and blinds. Electric panel heater.

BATHROOM A modern white suite comprising a panelled bath with Mira electric shower. Glazed shower screen. WC. Pedestal wash basin with mixer tap. Fully tiled walls. Ceramic tiled floor. Heated towel rail. Mirror with light and shaver point. Obscure uPVC double glazed window. Blind. Downlights.

PARKING A single parking space in undercover garage block with gated access.

COUNCIL TAX BAND: We are advised by East Devon District Council that the council tax band for this property is band B.

EPC – Rating – E (51)

REF: DHS01657

TENANCY DETAILS

Rental:
£830.00 per calendar month (payable monthly in advance)

Holding Deposit:
£191.53

Deposit:
£955.00 (payable before signing the Tenancy Agreement)

Tenancy Type: Assured Shorthold
Term: 12 months initially and long term.

Available: December 2025
Restrictions: No Pets. No Smokers.
No Children.
(Would suit a professional or retired person or couple)

SERVICES The tenant is responsible for the payment of electricity, telephone (if applicable), water rates (mains metered), council tax and for registering with the relevant service providing authorities.

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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