

Manor Road



HARRISON
LAVERS &
POTBURY'S



£1,650.00 Per Calendar Month

An impressive, two bedroom, second floor apartment located on the edge of Sidmouth town centre with views over Sidmouth Cricket Ground and to the sea beyond. To let unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

8 Kenandy Manor Road Sidmouth EX10 8PJ

Kenandy is a superb, contemporary development which occupies a level position within a short walk of the town centre and the popular Regency Esplanade. The building is approached via a wide brick paved entrance drive and the grounds have been landscaped. There is a large undercover parking area which is security gated, where there is an allocated parking space for this apartment.

Apartment 8 is situated on the second floor and can be accessed via a passenger lift or a staircase. The apartment offers spacious accommodation and enjoys a southerly aspect. There are four balconies with this apartment, one to the east side, one to the south and two enjoying a westerly aspect. There is a large living/dining room which enjoys a double aspect and adjoining this room there is an attractively fitted kitchen with modern units, corian worktops and integrated appliances. The two bedrooms both have French doors leading onto west facing balconies and the master bedroom has fitted furniture and an en-suite shower room. The reception hall offers a large walk in storage/linen cupboard and there is a bathroom which is fitted with a modern white suite. Gas fired central heating is installed, as are double glazed windows and the decoration and floor coverings are in neutral shades.

The accommodation with approximate dimensions comprises;

COMMUNAL ENTRANCE DOOR to a communal staircase. Door to;

INNER LOBBY where the elevator is located. Further door to the undercover garage. Staircase to;

SECOND FLOOR Door to;

INNER LOBBY Door to;

APARTMENT 8

ENTRANCE HALL Low voltage ceiling downlights. Radiator. Central heating programmer and room stat. Video access telephone handset. Burglar alarm panel. Pair of doors provide access to the open plan sitting/dining room and kitchen. The sitting room area is 5.98m x 5.24m (19' x 17'2).

LIVING/DINING ROOM (Of an irregular shape) Average measurements 6.0m x 6.8m + 3.4m x 3.2m (19'9" x 22'3" + 11'3" x 10'6") Double aspect with two sets of French doors giving access to **TWO LARGE BALCONIES**, one enjoying lovely sea views. Three radiators. Inset ceiling spotlights. TV point. BT point. Attractive timber fire

surround with 'marble effect' hearth and centre panel. Fitted gas fire.

ADJOINING KITCHEN 2.9m x 2.75m (9'6" x 9') Beautifully fitted with a range of base and wall units, corian worksurfaces and tiled splashbacks. Integrated appliances comprising a fridge, freezer, dishwasher and washing machine. Built in electric oven with microwave above. Inset gas hob with cooker hood over. One and a quarter bowl sink with mixer tap. Karndean flooring. Inset ceiling spotlights.

Back to the entrance hall of the apartment, there are doors to;

AIRING/STORAGE CUPBOARD With light. Fuse board. Megaflow hot water cylinder. Tile effect Amtico floor covering. Shelving unit.

BATHROOM A modern white suite comprising a low level WC with concealed cistern, wall hung wash basin, panelled bath with part tiled walls over, bath, shower and mixer tap and hand held shower rose. Tiled walls from floor to dado rail height in a modern high gloss tile with attractive border tile. Marble effect tiled floor covering. Low voltage downlights. Ceiling extractor. Shaver point.

BEDROOM ONE 4.79m x 4.50m (15'08 x 14'09) uPVC double glazed windows to the south and westerly aspects incorporating curtains. Pair of French doors providing access to a decked balcony terrace with balustrade and handrail and enjoying a south westerly aspect. Carpet flooring. A range of fitted bedroom furniture incorporating bedside tables, chest of drawers, two floor to ceiling triple wardrobes in a matt cream coloured finish. Television point. Radiator.

CUPBOARD containing Worcester gas fired boiler for central heating and hot water.

EN SUITE SHOWER ROOM White suite comprising a low level WC with concealed cistern, wall hung wash basin, corner off-set Quadrant shower cubicle, sliding glazed door and fixed glazed panel. Fully tiled walls internally with exposed chrome shower valve, shower head and wall mount. Low voltage downlights. Underfloor heating. Tiled floor covering. Ceiling extractor.

BEDROOM TWO 3.87m x 3.16m (12'08 x 10'04) Double glazed French doors providing access to a decked balcony with handrail and balustrade and a pleasant outlook in a westerly direction. Carpet floor covering. Telephone and TV point. Curtains.

OUTSIDE AND GARDENS The apartment has the unusual benefit of four balconies enjoying south easterly, southerly and south westerly aspects. There are attractively set out and well maintained communal grounds, provision for visitors parking and a secured gated undercover garage block where a single parking space is located together with communal facilities for rubbish and re-cycling.

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

POSSESSION Vacant possession on completion.

EPC: B

REF: DHS01467

TENANCY DETAILS

Rental:
£1,650.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,900.00 (payable before signing the Tenancy Agreement)

Holding deposit: £380.76

Tenancy Type: Assured Shorthold

Term: Long Term twelve
Months initially)

Available: 18.04.25

Restrictions: No Pets. No Smokers.
Not Suitable for Children.
No Sharers.

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 by the 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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Email: reception@harrisonlavers.com
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