

# Manor Close, Sidmouth



HARRISON  
LAVERS &  
POTBURY'S



**£2,000.00 Per Calendar Month**

A well presented and spacious detached three bedroom chalet bungalow occupying a level position with private garden enjoying a south westerly aspect. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

# 2 Manor Close Sidmouth EX10 8XG

2 Manor Close is a spacious detached chalet bungalow which occupies a level position and provides spacious accommodation, decorated to a neutral colour scheme, with modern kitchen, bathroom, shower room, wet room, double glazed windows and gas fired central heating. The property provides three good size double bedrooms, the main bedroom with en suite shower room, sitting room which enjoys an aspect over the rear garden, a reception dining hall, utility, single garage and driveway for one vehicle.

The property is presented unfurnished with window dressing and white goods provided.

The accommodation with approximate dimensions comprises:

Front door to **ENTRANCE PORCH**. Paquet flooring. Double glazed window. Glazed double doors to:

**ENTRANCE HALL** Paquet flooring.  
**RECEPTION/DINING HALL** 3.45m (11'04) x 3.67m (12') Double glazed window to front aspect. Blinds and curtains. Radiator. Central heating room stat. Paquet flooring. Staircase.

**SITTING ROOM** 5.44m (17'10) x 4.24m (13'10) Double glazed windows with a pleasant outlook to the rear garden and enjoying a westerly aspect. Two radiators. Blinds and curtains. Fireplace with tiled surround and hearth. Gas fire. TV point.

**KITCHEN** 4.85m (15'10) max x 3.03m (9'11) Double glazed windows to rear garden. Modern fitted kitchen comprising a range of floor standing and wall mounted cupboards with cream high gloss door and drawer fronts. Corian worksurfaces with upstands and tiled splashbacks. One and a half bowl sink incorporating drainer in Corian. Two built in under single electric ovens, induction hob, glass and tiled splash back. Extractor and lighting over. Integrated dishwasher and integrated undercounter fridge-freezer. free standing fridge and freezer. LED ceiling down lights. Tile effect lino floor covering.

Door to **WALK-IN PANTRY** with shelving, cold granite shelf, lino floor. Light and power.

**REAR LOBBY** Lino floor covering. Radiator. Back door to side of property.

**UTILITY/CLOAKROOM** 2.00m (6'06) x 1.70m (5'07) Two windows to the rear aspect. WC. Freestanding washing machine and tumble dryer. Floor standing cupboard with worksurface over incorporating stainless steel sink. Radiator. Lino floor covering. Blinds.

**WET SHOWER ROOM** Fully tiled floors and walls. Shower rain head. Exposed shower mixer valve with shower rose and riser rail. Wall hung wash basin. Chrome heated towel rail. Obscure double glazed window to side aspect. Ceiling down lights and extractor.

Door to **INTEGRAL GARAGE** 5.13m (16'10) x 3.41m (11'02) Side opening, sliding, part obscure glazed garage door. Double glazed window to side aspect. Fuse board. Electric meter. Gas meter. Wall hung gas fired boiler for central heating and hot water. Pressurised hot water cylinder. Heating and hot water programmer. Light and power.

From the **RECEPTION/DINING HALL** Glazed door to **INNER HALL** with Paquet flooring. Radiator.

Door to **CLOAKROOM** Double glazed window to the front aspect. Blind. WC. Wash basin and vanity cupboard. Tiled splashback. Radiator. Lino floor covering.

**BEDROOM TWO** 4.86m (15'11) x 3.64m (11'11) Double glazed window to the rear and side aspect, with a pleasant outlook to the rear garden. Blinds and curtains. Radiator. Carpet. TV point.

**BEDROOM THREE** 4.69m (15'04) x 3.64m (11'11) Windows to the front and side aspect. Blinds and curtains. Radiator. Carpet. TV point.

**BATHROOM** Pair of double glazed windows to the front aspect. A modern white suite comprising shower cubicle with glazed sliding doors. Fully tiled walls internally. Exposed shower mixer valve with shower rose and riser rail. Wash basin and vanity cupboard. Mirror fronted cabinet over. Low sided bath with bath shower mixer tap and rose. Radiator. Paquet flooring. Heated towel rail. Ceiling lights and extractor.

**STAIRCASE** Oak banisters and handrails. Double glazed window to the front aspect. Roman blind. Carpet.

**FIRST FLOOR LANDING/STUDY AREA** 3.41m (11'02) x 2.72m (8'11). Sloping ceilings. Velux window to rear aspect. Carpet. Radiator. TV point. Telephone point. Cupboard with access to the roof eaves.

**BEDROOM ONE** 4.42m (14'06) max into Dormer window x 3.51m (11'06) reducing to 2.40m (7'10). Double glazed Dormer window with pleasant outlook over the rear garden and enjoying a westerly aspect. Curtains. Radiator. Carpet. TV point. Door to cupboard

containing hanging rail. Door to eaves. Door to **EN SUITE SHOWER ROOM** A modern white suite with wall tiling. WC, wash basin and pedestal. Quadrant shower cubicle with glazed sliding doors. Fully tiled internally. Mira shower with shower rose and riser rail. Heated towel rail. Lino floor covering. Light and ceiling extractor. Further door to the roof space.

**OUTSIDE AND GARDEN** At the front of the property is a drive for one vehicle. Area of lawn with mature shrub beds and a side path with pedestrian gate. Crazy paved path to the front door. At the rear of the property is a fully enclosed and private attractive garden which enjoys a westerly aspect. A central area of lawn with mature hedge boundaries, well stocked shrub borders. Potting shed. Patio. Outside lighting and water tap.

Detached uPVC **CONSERVATORY/SUN ROOM** 3.36m (11') x 2.95m (9'08) Obscured polycarbonate roof. Glazed windows to two sides and a pair of French doors. Tiled floor. Remote control ceiling fan. Wall light. Power. Window blinds.

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

**EPC: D**

**REF: DHS02277**

### **TENANCY DETAILS**

Rental:  
£2000.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£2300.00 (payable before signing the Tenancy Agreement)

Holding deposit: £461.53

Tenancy Type: Assured Shorthold  
Term: Long Term (minimum twelve Months initially)  
Available: 22.05.2025  
Restrictions: A pet at Landlords discretion.  
No Smokers.

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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