



4 Carslake Close, Sidmouth, Devon EX10 9FJ

A beautifully presented mid-terrace house located on the fringes of the Byes Walk.

Sidmouth Sea Front 1.5 miles; Honiton 8.5 miles; Exeter M5 12 miles;

- Lovely Reception Room
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Allocated Parking / Garden
- Would Suit Professional(s)
- Available Immediately
- 12 months plus
- Deposit: £980
- Council Tax Band: C
- Tenant Fees Apply

£850 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk



ACCOMMODATION INCLUDES

Covered canopy to front with part glazed door into;

HALLWAY

Spacious hallway with stairs rising, under stairs cupboard, radiator and fitted carpet.

Doors to;

KITCHEN 11'1" x 7'1"

Comprises of cream fronted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, electric oven, 4 ring electric hob with extractor over, integrated dishwasher and washing machine.

There is currently a free standing fridge freezer which the landlords are willing to leave for a tenants use but they will take no liability for maintaining, repair or replacement should it cease to work during the tenancy.

CLOAKROOM

White suite comprising low level WC, pedestal wash hand basin, mirror over and radiator.

RECEPTION ROOM 13'1" x 12'0"

Spacious living area with patio doors to the rear garden, radiators, television aerial and telephone points, fitted carpet.

STAIRS TO LANDING

Stairs rise to landing with fitted carpet and doors into;

Please note that access to the loft is not permitted.

BEDROOM ONE 12'2" x 9'10"

Good sized double with radiator and fitted carpets.

BATHROOM

White suite comprising bath with shower over, shower screen, pedestal wash hand basin, low level WC, large mirror, shaver socket and radiator.

BEDROOM TWO 12'2" x 9'1"

Good sized double with radiator and fitted carpets

OUTSIDE

A paved drive to the front of the property provides allocated parking. The enclosed low maintenance rear garden features a paved seating area and a small area of lawn with mature shrubs. A pedestrian gate provides access to a pathway which runs along the rear of the terrace and provides access to the front.

SERVICES

Mains electric, water and drainage.

Council Tax Band: C

EPC Band: C

SITUATION

4 Carslake Close is situated in a popular area just 1.5 miles of Sidmouth town centre and just 200 meters from The Byes, a beautiful river side walk protected by both the National Trust and Sid Vale Association. Regular bus services are close by and the town centre and seafront are within easy reach.



Sidmouth, noted for its long esplanade, beaches and public gardens, has a range of quality shops and amenities, as well as recreational facilities including swimming pool, sailing club, cricket, tennis and croquet clubs, and a popular golf course. The popular coastal villages of Branscombe and Beer are located towards the east, whilst the coastline has been awarded international recognition as a World Heritage Site noted for its geological interest and dramatic cliffs and beaches.

The cathedral city of Exeter is easily accessible by car or bus and offers a comprehensive range of services, shopping and cultural amenities.

DIRECTIONS

From Honiton, take the road to Sidmouth, head through Sidbury, once you get to Sidford at the traffic lights, turn left. Head through the village, past the Blue Ball Inn on your left hand side. Take the right hand turn onto Fortescue Road and signposted Fortescue / Sidmouth. Follow the lane for approx. 0.5 miles and the entrance to Carslake Close can be found on the right hand side. Turn into the close and No.4 can be found at the end on the left hand side.

LETTING

The property is available to rent for a period of 12 months plus on renewable Assured Shorthold tenancy, unfurnished and is available Immediately. RENT: £850 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to

£875pcm. DEPOSIT : £980 returnable at end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Dog (terms apply) / A Child Considered. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
93-100	A		
81-92	B		78
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	