

Newtown



HARRISON
LAVERS &
POTBURY'S



£1,650.00 Per Calendar Month

A spacious three storey semi-detached property occupying a level town centre location with off road parking and an enclosed south facing rear garden. To let furnished.



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76 Newtown Sidmouth EX10 8QJ

This semi-detached property is located in Newtown which is within short walking distance of Sidmouth town centre. The property provides accommodation over three floors, has five bedrooms and well proportioned accommodation. There is off road parking for one/two vehicles and with an enclosed south facing garden. The spacious sitting room features an open fire and French doors provide access to the garden. A fitted kitchen incorporates integrated appliances and on the ground floor there is a study, dining room and shower room with utility cupboard.

To the first floor is the main double bedroom, a twin room, a single bedroom and a bathroom. On the second floor is a double bedroom and single bedroom.

The property features single and double glazed windows and gas fired central heating. The accommodation is presented furnished

The accommodation with approximate dimensions comprises:

From Newtown, two steps with handrails to the front door.

ENTRANCE HALL Wood flooring. Fuse board and electric meter. Central heating room stat. Understairs storage cupboard.

STUDY 3.3m (10'09) x 1.91m (6'03) Single glazed window to the side aspect. Wood flooring. Radiator.

DINING ROOM 3.05m (10') x 3.02 (9'10) into chimney alcove. Single glazed window to the front aspect. Wood flooring. Radiator. feature fireplace (feature only).

SHOWER ROOM White suite comprising WC, wash basin and Quadrant shower with fully tiled walls, glazed doors and Mira electric shower. Single glazed obscure window to rear aspect. Tile effect flooring. Built in cupboard containing Worcester gas fired combi boiler. Built-in utility cupboard containing washing machine and tumble dryer.

SITTING ROOM 4.56m (14'11) x 4.07m (13'04) Open fire with timber surround and granite hearth. Single glazed window to the side aspect. uPVC double glazed doors to rear garden. Wood flooring. Radiator.

KITCHEN built-in floor standing and wall mounted cupboards. Beech effect door and drawer fronts. Butchers block worktops. White tile splashbacks. One and a half bowl stainless steel sink incorporating draining unit. Electric double oven, electric hob and cooker hood over. Integrated fridge/freezer and dishwasher. Tiled floor covering. Ceiling downlights. Single glazed window with outlook over the rear garden and easterly toward Salcombe Hill. Obscure glazed rear door providing access to the rear garden.

STAIRS TO FIRST FLOORS Banisters and handrail. Carpet.

FIRST FLOOR LANDING Carpet.

BEDROOM ONE 4.62m (15'02) x 4.07m (13'04) Dual aspect. Double glazed window and single glazed window with outlook to Salcombe Hill. Feature fireplace (decorative only). Radiator. Carpet. Double bed.

BEDROOM TWO 4.06m (13'04) x 3.06m (10'0) Twin room. Single glazed window. Radiator. Feature fireplace (decorative only). Carpet.

BEDROOM THREE 4.16m (13'08) x 2.20m (7'02) Single room with dual aspect. Single glazed windows to the front and rear. Radiator. Telephone point. Carpet.

BATHROOM White suite comprising WC, pedestal wash basin, panelled bath with shower over with folding shower screen. Part tiled walls. Tiled floor covering. Radiator. Extractor. Ceiling down lights. Two single glazed windows to side and rear aspect.

STAIRS TO SECOND FLOOR Banisters and handrail. Carpet.

LANDING Cupboard to eaves. Carpet.

BEDROOM FOUR 4.59m (15'01) x 3.18m (10'05) Reduced head height due to part sloping ceiling. Double glazed window with southerly aspect. Radiator. Double bed. Carpet.

BEDROOM FIVE 3.72m (12'02) x 3.06m (10'0) Sloping ceiling with reduced head height. Single glazed window. Radiator. Single bed. Carpet.

OUTSIDE AND GARDEN The front of the property borders the road and to the side is a block paved drive providing parking for one/two vehicles. A side pedestrian gate provides access to the rear garden which comprises mature well stocked shrub borders, a central area of lawn with adjoining patio and enjoying a southerly aspect. Outside tap and power point.

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

EPC: E

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02692

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. - At June 2026

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 Periodic
Available: September 2026
Restrictions: 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.

