

# Brinkburn Court, Manor Road



HARRISON  
LAVERS &  
POTBURY'S



## £875.00 Per Calendar Month

A very well presented, one bedroom first floor apartment occupying a desirable location within close proximity of Sidmouth town centre and the Esplanade. To let unfurnished.



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

# Flat 4, Brinkburn Court Manor Road Sidmouth EX10 8SB

Flat 4 is a purpose built, one bedroom first floor apartment which enjoys a southerly aspect and pleasant outlook over the communal grounds. There is residents parking at the rear of the property.

The accommodation with approximate dimensions comprises;

**COMMUNAL ENTRANCE DOOR** to;

**BLOCK 1 – 6** Staircase to;

**FIRST FLOOR.** Door to;

**INNER LOBBY** Door to;

**FLAT 4 ENTRANCE HALL** Coved ceiling. Carpet flooring. Storage cupboard with electric heater and timber slatted shelving. Archway to;

**DINING AREA** 2.11m x 1.84m (6'11 x 6') Coved ceiling. Carpet flooring. Obscure glass sharing light from the kitchen to the entrance hall and dining area. Door to;

**SITTING ROOM** 3.77m x 3.17m (12'04 x 10'05) Coved ceiling. uPVC double glazed window with a pleasant southerly aspect and overlooking the communal grounds. Carpet flooring. TV point. Matching wall lights. Radiator. BT point. Door to;

**KITCHEN** 2.96m x 2.59m (9'08 x 8'06) uPVC double glazed window enjoying a southerly aspect and pleasant outlook over the communal grounds. Fitted kitchen comprising a range of floor standing and wall mounted cupboards with matching drawer and door fronts. Dark wood effect work surfaces. Cream tiled splashbacks. Stainless steel sink incorporating draining unit. Free standing electric double oven incorporating hob and extractor over. Space for a fridge/freezer and a washing machine. Tile effect lino floor covering. Breakfast bar. Radiator. Roller blind and curtains. Door to;

**BEDROOM** 3.64m x 3.18m (11'11 x 10'05) Coved ceiling. uPVC double glazed window with a pleasant outlook over the rear of the grounds. Carpet flooring. Radiator. Door to;

**STORAGE CUPBOARD** Containing a fitted shelf with hanging rail. Door to;

**SHOWER ROOM** Coved ceiling. uPVC double glazed window with obscure glass to the rear aspect and modern and attractively fitted white suite comprising a low level WC, pedestal wash basin, Quadrant shower cubicle with Mira Excel shower. Fully tiled walls combining a grey effect feature tile with mosaic tile effect border at dado rail height. Tile effect lino floor covering. Radiator. Mirror. Towel rail. Mirror fronted bathroom cabinet.

**OUTSIDE** Brinkburn Court has maintained communal gardens which is generally laid to lawn with attractive mature shrub borders and boundaries. Communal parking is found at the rear of the development.

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

**EPC: C**

**SERVICES:** Gas. Electric. Mains water and drainage.

**REF: DHS01307**

**BROADBAND AND MOBILE** Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 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:  
£875.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£1,000.00 (payable before signing the Tenancy Agreement)

Holding deposit: £201.92

Tenancy Type: Assured Periodic  
Available: August 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.

**AGENTS NOTE** Brinkburn Court has a communal gas fired boiler for heating and hot water. The gas charges are invoiced to all occupiers on a quarterly basis in arrears by the management company. The tenant is responsible for the payment of these charges.

## 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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