

Winslade Road



HARRISON
LAVERS &
POTBURY'S



£1,500.00 Per Calendar Month

A modernised and elevated semi-detached bungalow with a single garage, off road parking and an enclosed rear garden. To let unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

102 Winslade Road

Sidmouth

EX10 9EZ

This semi-detached bungalow has been modernised in recent years and is decorated internally to a neutral colour scheme. The property features uPVC double glazed windows and gas fired central heating, a modern fitted kitchen with integrated appliances, modern shower room, sitting room with views towards Salcombe Hill and three double bedrooms.

The front of the property is designed for low maintenance, with off road parking for two vehicles and a single integral garage with electric canopy door and raised low maintenance shrub beds.

From the driveway steps and a sloping footpath leads to the front entrance. Beyond is a side gate providing access to the rear of the property garden is arranged over three tiers, with the main area of garden being on the top tier. This is accessed via steps with a hand rail and comprises central area of lawn, with mature shrub borders, decked seating area, garden shed and summerhouse.

The bungalow has been extended, the rear bedroom is a particularly good size and could be used as a second reception room.

The accommodation with approximate dimensions comprises:

uPVC double glazed front door **ENTRANCE HALL** Oak effect flooring. Radiator. Heating Stat. Telephone point. Loft hatch. Built-in cupboard. Further cupboard housing a wall hung combi boiler for central heating and hot water. Heating programmer. Glazed door to.

SITTING ROOM 4.84m (15'10) x 4.48m (14'08) in to bay window. Fireplace with marble surround and hearth. Inset gas fire. Bay window with fitted Roman blinds. A pleasant view in a south easterly direction toward Salcombe Hill. Fitted shelving to chimney alcove. Carpet. Radiator.

KITCHEN 3.84m (12'07) x 3.18m (10'05) maximum. A modern fitted kitchen comprising a range of base and wall units with cream shaker style drawer and door fronts. Co-ordinating dark wood worksurfaces. Tiled splashbacks. Stainless steel handles. One and a half bowl stainless steel sink incorporating drainer.

Stainless steel gas hob. Chimney cooker hood over. Built-in electric fan oven and microwave. Freestanding dishwasher, washing machine and fridge/freezer. Tiled flooring. Three uPVC double glazed windows and door to rear garden. Ceiling downlights.

BEDROOM ONE 5.16m (16'11) x 3.63m (11'11) uPVC double glazed window with pleasant southerly aspect. Fitted binds and curtains. Extensive range of freestanding wardrobes with sliding doors. Radiator. Carpet.

BEDROOM TWO 3.64m (11'11) x 3.32m (10'10) uPVC double glazed window to front aspect with pleasant outlook in a southerly direction. Blinds and curtains. Freestanding wardrobe. Radiator. Carpet.

BEDROOM THREE/RECEPTION ROOM TWO 4.32m (14'02) x 3.73m (12'03) Two uPVC double glazed windows to the rear aspect and door to rear garden. Curtains. Radiator. Carpet.

WC Obscure uPVC double glazed window. Fully tiled walls. White WC. Wall hung wash basin with mirror over. Radiator. Wood flooring.

SHOWER ROOM Obscure uPVC double glazed window to rear aspect. Fully tiled walls. Modern suite comprising back to wall furniture. WC with concealed cistern, wash basin with vanity cupboard, Quadrant shower cubicle with exposed shower mixer valve, riser rail and rose. Mirror. Heated towel rail. Extractor. Wood flooring.

GARAGE with electric canopy door. 4.74m (15'06) x 2.75m (9') Electric meter. Gas meter. Fuse board. Water Meter and stop cock. Light and power. Painted floor.

OUTSIDE At the front of the property is a driveway providing off road parking for two vehicles. There are two raised shrub borders to either side of the drive and flight of steps with handrails to a sloping path at the side of the property. Beyond this is a pedestrian gate providing access to a tiered rear garden. On the top tier is a good size garden laid mainly to lawn with mature shrub borders, a decked seating area, garden shed and summerhouse which enjoys a pleasant southerly aspect. The rear garden is fully enclosed.

COUNCIL TAX 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: DHS02730

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. – October 2026.

TENANCY DETAILS

Rental:
£1,500.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,730.00 (payable before signing the Tenancy Agreement)

Holding deposit: £346.15

Tenancy Type: Assured Periodic

Available: October 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.



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