

Cotford Road,
Sidbury



HARRISON
LAVERS &
POTBURY'S



£1,100.00 Per Calendar Month

A charming two bedroom semi-detached cottage, located in the centre of the village.
To let part furnished or unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

16 Cotford Road

Sidbury

EX10 0SG

This semi-detached Grade II listed cottage occupies a level position in the centre of the village of Sidbury. The property is decorated internally to a neutral colour scheme and has a modern kitchen and bathroom, gas fired central heating, a fireplace with wood burning stove and a low maintenance enclosed rear courtyard. The property is conveniently situated for local bus services and village amenities. Road side parking is available nearby together with a village car park.

The accommodation with approximate dimensions comprises:

From Cotford Road, front door to **ENTRANCE LOBBY**. High level cupboard containing fuse board and electric meter. Tiled floor. Door to:

SITTING ROOM 3.75m (12'03) into chimney alcove x 3.47m (11'04). Single glazed sash window to the front aspect. Feature tile place with tiled hearth, timber mantle and wood burning stove. Radiator. Tiled floor. Ledge and Brace door to:

KITCHEN/BREAKFAST ROOM 3.73m (12'03) x 2.68m (8'09) One small step from sitting room up to the kitchen. Single glazed window to the rear aspect. Modern fitted kitchen comprising a range of base and wall units with cream coloured 'Shaker style' door and drawer fronts. Oak effect butchers block worktops. Stainless steel sink incorporating drainer. Tiled walls. Freestanding electric cooker. Space for washing machine. Space for fridge/freezer. Radiator. Tiled floor covering.

Opening to **REAR LOBBY**. Glazed door to rear courtyard. Door to cupboard containing wall hung gas fired combi boiler for heating and hot water. Stop cock. Further Ledge and Brace door to:

BATHROOM Single glazed window to rear aspect. White suite comprising WC, wash basin and vanity cupboard, panelled bath with bath/shower mixer and rose. Shower curtain. Fully tiled walls. Radiator. Tile effect flooring.

From the kitchen, a Ledge and Brace door provides access to the staircase with an exposed stone wall. Handrails. Single glazed window.

FIRST FLOOR LANDING Carpet. Access to roof space.

BEDROOM ONE 4.02m (13'02) x 3.65m (11'11) Single glazed window with a pleasant outlook. Decorative fire surround. Radiator. Carpet.

BEDROOM TWO 2.87m (9'05) x 2.86m (9'04) Single glazed window to the rear aspect. Radiator. Carpet.

OUTSIDE AND GARDEN The front of the property borders Cotford Road. At the rear, accessed through the property is an enclosed courtyard with gravel hardstanding seating area and raised shrub border. Outside light. External double power socket. Garden store.

COUNCIL TAX We are advised by East Devon District Council that the council tax band is B.

EPC: D

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02717

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Variable outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – September 2026

TENANCY DETAILS

Rental:

£1,100.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,265.00 (payable before signing the Tenancy Agreement)

Holding deposit: £253.84

Tenancy Type: Assured Periodic

Available: NOW

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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