

Chapel Street, Sidbury



HARRISON
LAVERS &
POTBURY'S



£1,250.00 Per Calendar Month

A deceptively spacious three-bedroom terrace house, in a village setting with communal gardens, single garage and communal parking. To let unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

87 Pound Close Chapel Street Sidbury EX10 0RQ

Pound Close is a development of terrace properties. This larger than average property provides spacious accommodation, decorated to a neutral colour scheme and presented unfurnished.

A modern kitchen incorporates integrated appliances and a sitting/dining room enjoys a pleasant outlook over the communal grounds. The property features a ground floor cloakroom, three double bedrooms to the first floor and a spacious bathroom suite. The property has the benefit of uPVC double glazed windows throughout, gas fired central heating, a single garage with additional storage area, communal parking and the communal gardens feature a pedestrian footpath the Sidbury Cricket Ground.

The accommodation with approximate dimensions comprises:

UNDERCOVER ENTRANCE PORCH One step. Outside light.

ENTRANCE HALL Radiator. Carpet.

CLOAKROOM WC. Wall hung wash basin. Wall hung gas fired combi boiler. Fuse board. Extractor fan. Lino flooring.

KITCHEN 3.6m (11'09) x 2.18m (7'01) A modern fully fitted kitchen comprising a range of floor standing and wall mounted units finished in pale gloss grey. Stainless steel handles. Hardwood effect worksurfaces. Tiled splashbacks. Stainless steel sink incorporating draining unit and mixer tap. Four burner gas hob with cooker hood over. Stainless steel single electric oven. Built in stainless microwave. Integrated fridge/freezer. Integrated slimline dishwasher. Integrated washing machine. Lino flooring. uPVC double glazed window to the front aspect. Roller blind.

SITTING/DINING ROOM 5.3m (17'04) X 4.7m (13'04). Two uPVC double glazed windows with pleasant aspect to the communal grounds. Fire surround with tiled hearth (no fire). TV ariel.

Telephone point. Fitted bookcase and wall light. Central heating room stat. Curtains.

Staircase with handrail and carpet.

FIRST FLOOR LANDING Banisters. Carpet. Two airing cupboards.

BEDROOM ONE 3.53m (11'07) x 3.24m (10'07) uPVC double glazed window with a pleasant countryside outlook. Curtains. Radiator. Built in wardrobe with bi-fold door with hanging rail and shelving. Telephone point. Carpet.

BEDROOM TWO 4.08m (13'04) x 2.75m (9') uPVC double glazed window with a pleasant outlook to countryside. Curtains. Radiator. built in double wardrobe with ranging rail and storage over. Carpet.

BEDROOM THREE 4.06m (13'03) x 2.62m (8'07) uPVC double glazed window to the front aspect. Curtains. Built in wardrobe with bi-fold door and hanging rail. Radiator. Carpet.

BATHROOM A spacious bathroom with white suite comprising WC, wash basin and vanity cupboard with LED mirror over. Panelled bath with fully tiled walls over. Shower cubicle with Mira Excel shower. Riser rail and rose. Fully tiled walls. Heated towel rail. Lino flooring. Extractor fan.

GARAGE 5.27m (17'03) x 2.52m (8'03) widening to 4.09m (13'05). Single up and over door. Light.

COMMUNAL GARDEN AND GROUNDS To the front of the property is a hardstanding for a small table and chairs. To the side and rear are communal gardens mainly laid to lawns, with mature trees. There is a communal drying area. Bin store and recycling. At the bottom of the communal gardens, a bridge walkway provides access to Sidbury Cricket Ground.

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: DHS02693

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

TENANCY DETAILS

Rental:
£1,250.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,440.00 (payable before signing the Tenancy Agreement)

Holding deposit: £288.46

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.

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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