

Town Centre



HARRISON
LAVERS &
POTBURY'S



£800.00 Per Calendar Month

A purpose built, first floor balcony flat situated in a most convenient location just yards from the seafront. To let furnished.



Tel: (01395) 516633
www.harrisonlavers.com

4 Western Court Sidmouth EX10 8QS

A purpose built, first floor balcony flat situated in a most convenient location just yards from the seafront.

A communal main entrance with intercom to the property leads to a flight of stairs rising to the first floor.

A private entrance lobby leads to an inner door opening into the hallway of the flat which has a storage cupboard and airing cupboard with pressurised hot water cylinder. The kitchen has a south easterly facing window with a pleasant view over neighbouring cottages through to a narrow view of the sea. There are a good range of fitted units with an electric oven and hob, washing machine, fridge/freezer and microwave. The sitting room has a uPVC double glazed sliding door opening onto a balcony with a pleasant view along Chapel Street.

There is a good size double bedroom with uPVC double glazed window. The bathroom is fitted with a white suite with a modern electric shower and uPVC double glazed window. There are modern electric heaters in the sitting room, bedroom and hallway that are fully programmable.

Western Court is situated in the heart of the town centre between The Triangle and seafront. As such the esplanade is a very short distance away as are numerous independent shops, High Street chains, cafes and restaurants. Roxburgh and Bedford Lawn Car Park are close by where permits and rental spaces are available.

SERVICES Mains electric, water and drainage. No mains gas.

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

EPC: E

REF: DHS02698

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – at July 2026

TENANCY DETAILS

Rental:
£800.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£920.00 (payable upon signing the Tenancy Agreement)

Holding deposit: £184.61

Tenancy Type: Assured Periodic
Available: August 2026
Restrictions: No Pets – Restriction on head lease.
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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