

# All Saints Road



HARRISON  
LAVERS &  
POTBURY'S



## £900.00 Per Calendar Month

A spacious first floor apartment located on the edge of Sidmouth's town centre. To let unfurnished.



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

# Flat 2, Turners Court All Saints Road Sidmouth EX10 8ES

This first floor apartment is located off All Saints Road and on the edge of Sidmouth's town centre. The property is conveniently situated for local amenities and bus services. The interior is decorated to a neutral colour scheme and the property features uPVC double glazed windows throughout and gas fired central heating.

The rooms are well proportioned and comprise of a sitting room enjoying a southerly aspect, modern kitchen with appliances, two double bedrooms and a bathroom.

The accommodation with approximate dimensions comprises:

From All Saints Road an undercover archway provides access to the front door. Outside coach lamp.

**ENTRANCE LOBBY** Staircase to first floor landing with carpet and handrail. uPVC double glazed window to the landing. Built-in cupboards providing storage. Radiator. Telephone point. Central heating room Stat.

**SITTING ROOM** 4.67m (15'04) x 3.42m (11'02) uPVC double glazed bay window enjoying a southerly aspect with view towards Salcombe Hill. Fire surround. Tiled hearth. Electric freestanding fire. Radiator. Curtain pole. Carpet flooring.

**KITCHEN** 2.71m (8'10) x 2.41m (7'11) uPVC double glazed window to the rear aspect. LED ceiling downlights. Modern attractive fitted kitchen comprising a range of base units and wall mounted cupboards, with white gloss door and drawer fronts, stainless steel handles, a quartz effect worksurface and white tiled splashback. Stainless steel single bowl sink with draining unit and mixer tap. Built-in under counter stainless steel electric oven. Electric hob with cooker hood over. Built-in slimline dishwasher, washing machine and fridge/freezer. Dark wood laminate flooring. Gas fired combination boiler for central heating and hot water.

**BEDROOM ONE** 4m (13') x 3.63m (11'10) uPVC double glazed window to the front aspect. Radiator. Carpet flooring. Built-in floor to ceiling wardrobes.

**BEDROOM TWO** 4.06m (13'04) x 3.26m (10'08) maximum. uPVC double glazed window to the rear aspect. Radiator. Carpet flooring. Curtain pole and curtains.

**BATHROOM** Obscure uPVC double glazed window to the side aspect. White suite comprising WC, pedestal wash basin, panelled bath with bath/shower mixer tap, rose and shower curtain. Radiator/towel rail. Mirror fronted bathroom cabinet. Lino flooring.

**OUTSIDE** Please note there is no parking with this property or outside space. The rubbish and recycling bins are located in the alley outside the front door.

**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: DHS02629**

## TENANCY DETAILS

Rental:  
£900.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£1,035.00 (payable before signing the Tenancy Agreement)

Holding deposit: £207.69

Tenancy Type: Assured Shorthold  
Term: Long Term  
Available: Immediately  
Restrictions: No Pets. 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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