

# Colaton Raleigh



HARRISON  
LAVERS &  
POTBURY'S



£1,175.00 Per Calendar Month

A spacious and nicely presented three bedroom end of terrace house enjoying a village location. To let with some furnishings included for twelve months initially and long term.



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

# Pendor

## Exmouth Road

### Colaton Raleigh

#### EX10 0HJ

'Pendor' is an extended end of terrace house occupying a village location with access to nearby towns by local bus services and within short walking distance of the village store and pub.

This three bedroom property is decorated internally to a neutral colour scheme and has uPVC double glazed windows throughout. The property benefits from having gas fired central heating, a brand new fitted kitchen, spacious sitting room, dining room, family room and conservatory. The property features three double bedrooms and bathroom. To the rear is an enclosed patio garden which enjoys a south westerly aspect.

The accommodation with approximate dimensions comprises:

From Exmouth Road a wrought iron gate provides access to an enclosed low maintenance front garden with footpath to the side of the property leading to the rear patio.

**ENTRANCE PORCH** uPVC double glazed front door with uPVC windows. Tile effect flooring. Obscured glazed front door to:

**ENTRANCE HALL** Radiator. Cupboard containing the electricity meter and fuse board. Staircase with understairs cupboard. Carpet.

**SITTING ROOM** 5.66m (18'07) x 4.89m maximum (16') uPVC double glazed window to the front aspect. Curtains. Two radiators. Feature fireplace with wooden surround. Tiled hearth. Gas fire. Television point. Carpet. Wall lights. Central heating room stat. Open fronted cupboard with uPVC window. Fitted shelving. Light and power. Carpet. Obscure bi-fold glazed doors lead to:

**FAMILY/DINING ROOM** 5.92m (19'05) x 3.56m (11'08) uPVC double glazed window to the side aspect and internal uPVC window to the conservatory. Two radiators. Telephone point. Door to cupboard containing gas fired boiler and pressurised hot water cylinder with central heating & hot water programmer.

**KITCHEN** 3.18m (10'05) x 2.39m (7'10) uPVC window to the conservatory. Brand new fitted kitchen comprising a range of floor and wall mounted cupboard with gloss white door and drawer fronts. Marble effect worksurfaces and tiled splashbacks. One and half bowl ceramic sink. Integrated dishwasher. Space for electric cooker and freestanding fridge/freezer. Stainless steel splashback to cooker space and stainless steel cooker hood. Under unit lighting. Oak wood effect flooring.

**CONSERVATORY** 3.43m (11'03) x 2.70m (8'10) uPVC double glazed door. Solid roof. Internal steps. uPVC double glazed windows with outlook to rear garden. Ceiling downlights. Tile effect lino flooring.

From entrance hall a staircase with banisters and handrail. Carpet. uPVC double glazed window to half landing.

**LANDING** Carpet. Access to loft hatch.

**BEDROOM ONE** 4.51m maximum (14'09) x 2.73m (8'11) uPVC double glazed window to the front aspect. Built-in wardrobes and cupboards. Radiator. Carpets.

**BEDROOM TWO** 3.55m (11'07) x 3.30m (10'10) uPVC double glazed window to the rear aspect with roller blind. Radiator. Carpet.

**BEDROOM THREE** 2.84m (9'03) x 2.68m (8'09) uPVC double glazed window to the rear aspect. Radiator. Carpet.

**BATHROOM** A white suite comprising fitted furniture. WC with concealed cistern. Wash basin with vanity cupboard. Mirror fronted wall cupboard. Panelled bath with fully tiled walls over and shower screen. Exposed shower mixer value, shower rose and riser rail. Chrome heated towel rail. Ceiling downlights. Electric wall heater. Extractor. Obscure uPVC double glazed window. Tile effect flooring.

To the rear of the property is an outside WC and utility room. Obscure single glazed window. WC. Wash Basin. Radiator. Lino floor covering. Space for freestanding washing machine and tumble dryer. light and power.

**OUTSIDE AND GARDEN** The front of the property borders Exmouth Road. The garden is designed for low maintenance with a number of mature shrubs. Gravel hardstanding and footpath to the side of the property providing access to the enclosed rear garden. To the rear steps lead to a level terrace

which enjoys a south westerly aspect. Washing line. There is **no** parking with the property. Limited roadside parking is available nearby.

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

**EPC: B**

**SERVICES:** Gas. Electric. Mains water and drainage.

**REF: DHS02511**

### **AGENTS NOTICE**

All furnishings shown in property photographs are to be included in let.

### **TENANCY DETAILS**

Rental:  
£1,175.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£1,355.00 (payable before signing the Tenancy Agreement)

Holding deposit: £271.15

Tenancy Type: Assured Shorthold  
Term: Long Term  
Available: NOW  
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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