

Fortfield Terrace



HARRISON
LAVERS &
POTBURY'S



£1,650.00 Per Calendar Month

A character first floor apartment, providing uninterrupted views over the cricket ground and to the sea. Presented furnished.



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Flat 3, 8 Fortfield Terrace

Sidmouth

EX10 8NT

Flat 3, 8 Fortfield Terrace is a charming two bedroom first floor apartment which enjoys uninterrupted south facing sea views and an outlook over the cricket ground.

This character property is Grade II Listed, a first floor apartment and benefits from an undercover balcony with superb views. The property has character features throughout and benefits from gas fired underfloor central heating, modern kitchen and bathroom, a sitting/dining room, two bedrooms and a permit parking space.

The accommodation with approximate dimensions comprises:

From the front of Fortfield Terrace, a communal front door with door entry access control system leads to the communal entrance hall and staircase.

FIRST FLOOR Front door to flat. Internal entrance hall. Carpet. Fuse board. Cupboard containing pressurised hot water cylinder and washing machine.

SITTING/DINING ROOM French doors give access to the balcony and single glazed sash window with a pleasant southerly aspect. Carpet flooring. Wall lights. Central heating stat. Decorative fireplace.

KITCHEN Fitted kitchen comprising a range of floor standing and wall mounted cupboards. Shaker style door and drawer fronts. Co-ordinating worksurfaces and tiled splashbacks. One and a half bowl ceramic sink. Built in four burner gas hob with cooker over. Built-in electric double oven. Under counter fridge and slimline dishwasher. Built-in microwave. Single glazed timber window to the side aspect. Tile effect floor covering. Ceiling down lights. Wall hung gas fired boiler.

BEDROOM ONE Single glazed sash window to the front aspect with views to the cricket ground and sea beyond. Wall lights. Carpet flooring. Double bed.

BEDROOM TWO Single glazed sash window to the rear aspect. Carpet flooring. Wash basin and pedestal. Central heating room stat. Twin beds.

BATHROOM Modern white suite comprising WC, wash basin with vanity cupboard. Mirror over. Built-in bathroom storage cupboards. Panelled bath with fully

tiled walls. Shower screen and shower mixer valve with shower rose. Tile effect floor covering. Heated towel rail. Ceiling down lights. Single glazed window to the rear aspect.

OUTSIDE AND GARDEN There is no garden with this property or outside space other than the first floor undercover balcony, accessed from the sitting room. A single parking permit is provided to the occupant which provides parking at the front of the terrace operating on a 'first come first served' basis.

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

EPC: D

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02565

TENANCY DETAILS

Rental:
£1,650.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,900.00 (payable before signing the Tenancy Agreement)

Holding deposit: £380.76

Tenancy Type: Assured Periodic

Available: 01.09.26

Restrictions: Head lease does not permit 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.

