

Broad Street Ottery St Mary



HARRISON
LAVERS &
POTBURY'S



£750.00 Per Calendar Month

A well proportioned, one bedroom, first floor flat located in the heart of Ottery St Mary – presented unfurnished.



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15A Broad Street Ottery St Mary EX11 1BY

15A Broad Street is a converted, one bedroom, first floor flat conveniently located in the heart of the town, overlooking the main square.

The property provides well proportioned accommodation, the sitting room and bedroom enjoy a westerly aspect. Double glazed windows are fitted throughout, there is a modern kitchen, white bathroom suite and the internal décor is of a neutral colour scheme. Electric night storage heating is installed.

From the square a communal front door provides access to the entrance hall, stairs and first floor landing.

FRONT DOOR to entrance hall, fuseboard, carpet.

SITTING ROOM – 4.68m (15'04 max into chimney alcove) x 4.52m (14'10). uPVC double glazed sash window overlooking the square and enjoying a westerly aspect. Fire surround. Mantel piece. Built-in cupboard to right hand chimney alcove with fitted shelf. Night storage heater. Carpet flooring. TV point.

INNER HALL Night storage heater. Built-in airing cupboard containing pressurised hot water cylinder. Carpet flooring.

KITCHEN/DINER 3.65m (12') x 3.16m (10'04 max into chimney alcove) uPVC double glazed window to the rear aspect. L-shape fitted kitchen comprising floor standing and wall mounted cupboards in Oak colouring with co-ordinated work surfaces. Tiled splashback. Stainless steel sink unit with drainer. Electric induction hob with stainless steel cooker hood over. Single electric oven. Space for Washing machine and free standing fridge/freezer. Lino floor covering. Night storage heater. Oak dining table with three chairs.

BEDROOM 5.20m (17' max into chimney alcove) x 3.98m (13') uPVC double glazed sash window overlooking the square enjoying a westerly aspect. Night storage heater. Built-in cupboard to chimney alcove. Carpet flooring. TV point. Telephone Broadband point.

BATHROOM White suite comprising WC. Washbasin. Panel bath with fully tiled walls over. Glazed shower screen. Exposed shower mixer with riser rail and rose. uPVC double glazed window to rear aspect. Electric fan heater. Cupboard containing water meter and stopcock. Lino floor covering.

TENANCY DETAILS

Rental:

£750.00 per calendar month plus utilities. Council tax is payable separately to EDDC.

Deposit:

£173.07. (payable before signing the Tenancy Agreement)

Holding deposit: £865.00

Tenancy Type: Assured Periodic

Available: Mid-October 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.

COUNCIL TAX We are advised by East Devon District Council that the council tax band is **A**.

EPC: E

REF: DHS02713

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

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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