Manor Road

HARRISON LAVERS & POTBURY'S









£875.00 Per Calendar Month

A very well presented one bedroom purpose built first floor apartment, located on the west side of Sidmouth and within short walking distance of Sidmouth's town centre and the esplanade. To let unfurnished.

Tel: (01395) 516633
www.harrisonlavers.com

Flat 15, Brinkburn Court
Manor Road
Sidmouth
EX10 8SB

Brinkburn Court is a development of purpose-built apartments, located on Manor Road in Sidmouth. The property is conveniently situated for access to the town centre and the esplanade. Number 15 is a one bedroom, first floor apartment, decorated internally to a neutral colour scheme and benefitting from uPVC double glazed windows and gas fired central heating.

The property enjoys an easterly and westerly aspect, with a pleasant outlook over the communal grounds, with communal parking available on site. The development features a communal gas central heating and hot water system.

The accommodation with approximate dimensions comprises:

Well proportioned kitchen/diner, sitting room, double bedroom and bathroom.

Communal front door to building leading to a communal hallway. Staircase to the first floor and landing. Door to number 15

ENTRANCE HALL Radiator. Laminate flooring. Door to airing cupboard with slatted shelving and electric heater.

KITCHEN/DINER 4.73m (15'06) x 2.95m (9'08) uPVC double glazed window and roller blind, with a pleasant outlook over the communal garden. Fitted kitchen comprising a range of base and wall units, co-ordinating worksurfaces and tiled splashbacks. One and a half bowl stainless steel sink incorporating drainer. Freestanding electric cooker, washing machine and under counter fridge. Oak effect flooring. Ceiling downlights. Built-in cupboard with a pair of sliding doors.

SITTING ROOM 3.79m (12'05) x 3.17m (10'05) uPVC double glazed window to the westerly aspect. Blind and curtains. Radiator. TV point. Carpet.

BEDROOM 3.64m (11'11) x 3.17m (10'05) Coved ceiling. uPVC double glazed window to the rear aspect. Blind and curtains. Radiator. Carpet. Built-in cupboard with shelf and hanging rail.

BATHROOM uPVC obscured double glazed window. White suite comprising back to wall furniture. WC with concealed cistern, wash basin with vanity cupboard, panelled bath with fully tiled walls over. Bath/shower mixer tap with rose and riser rail. Shower curtain. Radiator. Bathroom cabinet. Lino flooring.

OUTSIDE & GARDEN The development features well maintained communal gardens, a car park with unallocated parking, communal drying area.

COUNCIL TAX 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: DHS02749

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. – November 2026

AGENTS NOTE The central heating and hot water system is via a communal gas boiler. Invoices are issued quarterly in arrears by the management company to each flat owner/occupier. This is calculated on the floor area of each apartment and not related to individual usage. The charges applicable to flat 15 over the last twelve month period are as follows:

Invoice date 13.01.26 (period 02.09.25 to 31.12.25) £219.74.
Invoice date 08.04.26 (period 01.01.26 to 26.03.26) £184.32.
Invoice date 16.07.26 (period 27.03.26 to 29.06.26) £93.96
Invoice date 08.10.26 (period 30.06.26 to 06.10.26) £50.89

TENANCY DETAILS

Rental:
£875.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,000.00 (payable before signing the Tenancy Agreement)

Holding deposit: £201.92

Tenancy Type: Assured Periodic
Available: January 2027
Restrictions: No Smokers.
Pets are not permitted - restriction on lease.

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.