

All Saints Road



HARRISON
LAVERS &
POTBURY'S



£800.00 Per Calendar Month

A one bedroom, spacious first floor flat located within short walking distance of Sidmouth town centre. Unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

Flat 20B Abbeyfield House, 20 All Saints Road Sidmouth EX10 8ER

Flat B, 20 All Saints Road is located in the former Abbeyfield House and when standing on All Saints Road, is the left hand block of the three. The property has been newly decorated and is having new carpets and a new shower room.

The accommodation with approximate dimensions comprises:

Front door and entrance porch from All Saints Road to the:

COMMUNAL ENTRANCE HALL With a fire alarm panel. Radiator. Carpet. Staircase with hand rail to the first floor. Immediately ahead is the door to:

FLAT 20B

UTILITY ROOM With a wash basin and plumbing for a washing machine. Timber worksurface. Lino floor covering. Fire door to the:

KITCHEN 3.81m (12'06") x 3.34m (10'11") With a pair of double glazed sash windows overlooking the rear garden and enjoying a southerly aspect with views to Sidmouth Rugby Ground. A fitted kitchen comprising a range of floor standing and wall mounted cupboards with dark coloured wood doors, chrome coloured handles, grey worksurfaces and white splashbacks. Stainless steel sink with single drainer. Space for electric oven with stainless steel chimney style extractor over. Space for freestanding fridge/freezer. Thermostatically controlled radiator. Ideal gas fired combi boiler. Gas meter and gas isolation valve.

From the kitchen there is a **HALLWAY** with a double glazed window to the side aspect and a Honeywell central heating room stat leading to a door to a:

CLOAKROOM With a white WC. Lino floor. Thermostatically controlled radiator. Extractor fan. Mirror fronted medicine cabinet.

A fire door leads into the:

SITTING ROOM 3.73m (12'02") x 3.41m (11'02") With a large double glazed window enjoying a southerly aspect, Carpet. Radiator. TV point. BT point. From this room there is a further fire door leading to an:

INNER HALLWAY With a fire exit door to the main communal staircase. RCD protected fuse board. Electric meter. Further fire door leading to a:

SPACIOUS DOUBLE BEDROOM (Max measurements) 4.26m (13'11") x 3.94m (12'11") Double glazed bay window overlooking All Saints Road. Carpet. Radiators. Built in wardrobe with a pair of doors, internal hanging rail and shelf. BT point. TV point. Door to:

EN-SUITE SHOWER ROOM uPVC double glazed window overlooking the front. New white suite. Walk-in shower with glazed screen and panelled walls. Shower and rose over. Pedestal wash basin. WC. Radiator. Lino floor covering.

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

EPC: C

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS00194

TENANCY DETAILS

Rental:

£800.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£920.00 (payable upon signing the Tenancy Agreement)

Holding deposit: £184.61

Tenancy Type: Assured Periodic

Available: July 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.

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.



Tel: (01395) 516633
Email: reception@harrisonlavers.com
www.harrisonlavers.com

