Balfours

HARRISON LAVERS & POTBURY'S









£1,350.00 Per Calendar Month

A good size, detached bungalow situated in a convenient position towards the bottom of Balfours, close to a good range of amenities. To let unfurnished.

Tel: (01395) 516633
www.harrisonlavers.com

60 Balfours
Sidmouth
EX10 9EG

The bungalow has gas central heating and double glazing.

The accommodation comprises:

Once inside, an entrance hallway leads to a spacious, open-plan sitting/dining room with dual aspect windows and sliding doors into the rear garden. A connecting door from the dining area leads to the kitchen, which is fitted with a range of cream units with a built-in oven, electric hob and fridge. An adjoining utility room has space and plumbing for a washing machine and door to a separate Cloakroom/WC.

An inner hallway has an airing cupboard and leads to the main bedroom, which has a built-in wardrobe and a rear facing, south-easterly aspect. A second double bedroom, again has a built-in wardrobe and looks to the front aspect. The bathroom has a white suite to include fitted storage.

The bungalow stands on a level plot, with a low maintenance, attractive front garden and a driveway providing parking for two cars and leading to a single garage. To the rear a patio adjoins the back of the bungalow, extending to meet lawn garden, with well stocked beds and borders and having a south-easterly aspect.

The property occupies a convenient position, next to a regular bus route and just a short walk from a good range of day to day amenities including Woolbrook News and Lidl supermarket. Balfours is situated in the popular Woolbrook area of Sidmouth and is around a mile and a quarter from the seafront. The unspoilt, coastal town of Sidmouth has numerous independent shops and High Street chains, a cinema, theatre, modern doctors surgery, cottage hospital, Waitrose and sports clubs to include rugby, cricket and an eighteen hole golf course.

COUNCIL TAX 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: DHS02740

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. – October 2026

TENANCY DETAILS

Rental:
£1,350.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,555.00 (payable before signing the Tenancy Agreement)

Holding deposit: £311.53

Tenancy Type: Assured Periodic
Available: NOW
Restrictions: No Smokers.
No pets - The landlord has a severe allergy to pets which can be confirmed with medical evidence.

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.



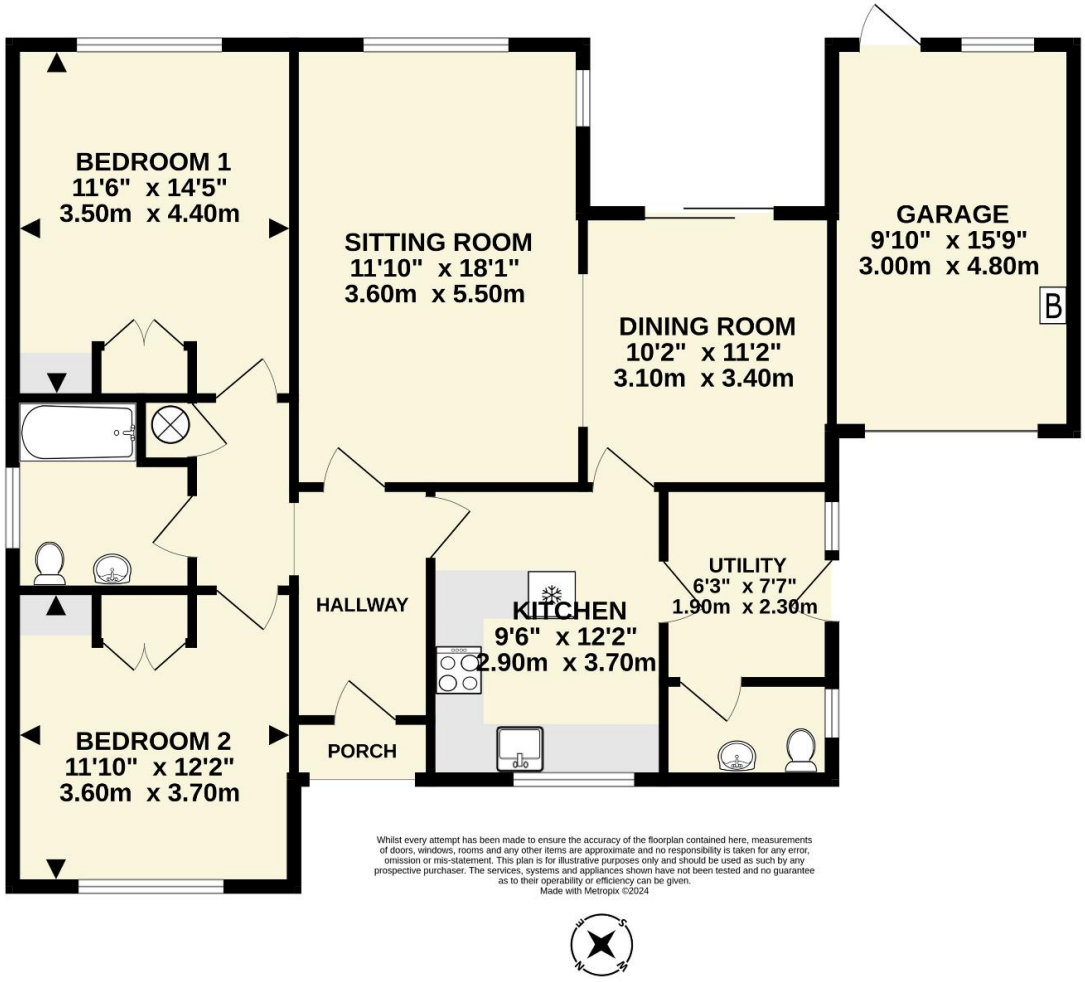




In the event that you request a viewing of a property, we will require certain pieces of personal information from you in order to provide a professional service to you and our client.

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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