

**Harrison-Lavers  
& Potbury's  
Hillsdon Management**

All Saints Road



**£575.00 Per Calendar Month**

A one bedroom, newly decorated, first floor flat located within short walking distance of Sidmouth town centre. Unfurnished for six or twelve months initially.



Tel: (01395) 516633  
[www.harrisonlavers.com](http://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.

## TENANCY DETAILS

Rental:

£575.00 per calendar month (payable monthly in advance)

Deposit:

£575.00 (payable before signing the Tenancy Agreement)

Tenancy Type: Assured Shorthold  
Term: 6-12 months initially  
Available: May 2019  
Restrictions: No DSS. No Smokers.  
No Pets. No Children.  
No persons under the age of 18.

Client money protection is provided by the RICS

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

**POSSESSION** Vacant possession on completion.

**REF: DHS00194**

## **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.

## Lettings Fees Information for Prospective Tenants

Below is a summary of our fee structure payable by tenants in respect of tenancy applications and extensions. Not all fees are applicable to every tenant. When a tenant has selected a property, a full summary of the fees applicable depending on circumstances will be provided.

Reference Fee & Credit Search: £90.00 including VAT (per person named on agreement). Not applicable to children.

Deposit: The equivalent to a month's rent, unless increased due to the acceptance of a pet where pets are not usually permitted. In this case x 1.5 rent.

Administration Fee: £160.00 including VAT per property – payable on commencement of the tenancy

Guarantor Reference & Credit Search: £90.00 including VAT

Tenancy Extension: £60.00 including VAT (new fixed term tenancy)

Deed of Guarantee Document: £24.00 including VAT - A requirement for a Guarantor

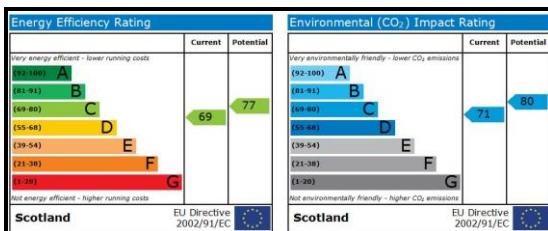
Amendment Fee: £24.00 including VAT (i.e name change or removal of person from agreement)

All fees include VAT at the current rate of 20%

Payments can be made by cash, BACS, Debit and cheque. Rents are payable in advance by Standing Order on commencement of the tenancy.

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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The UK's number one property website

