

Cotmaton Road



HARRISON
LAVERS &
POTBURY'S



£1,250.00 Per Calendar Month

A spacious three storey end of terrace house located on the western side of Sidmouth. To let unfurnished for twelve months initially and long term.



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3 Colaton Terrace Cotmaton Road Sidmouth EX10 8QU

3 Colaton Terrace is a spacious end of terrace property with accommodation over three floors. Cotmaton Road is located on the western side of Sidmouth and is well positioned for access to the town and esplanade. The property is decorated internally to a neutrally colour scheme, the majority of the property is uPVC double glazed, with gas fired central heating.

The living accommodation on the ground floor is open plan, there is a modern kitchen, utility room and ground floor cloakroom. The first floor provides two bedrooms, one with en suite, family bathroom and to the second floor is an open plan attic room, double bedroom, shower room and sitting room area.

The accommodation with approximate dimensions comprises:

Two steps from the pavement to the front door. Canopy porch. Outside light. Obscure glazed wooden front door.

ENTRANCE HALL Tiled floor covering. Radiator. Coat hooks. Staircase. Door to:

OPEN PLAN SITTING/DINING ROOM

SITTING ROOM 3.5m (11'06" x 3.22m (10'06"). Bay window with three uPVC double glazed windows. Tiled floor covering. Radiator. TV point. Telephone point.

DINING AREA 3.64m (11'11") x 3.57m (11'08"). uPVC double glazed window to side aspect. Tiled floor covering. Understairs storage cupboard. Further cupboard containing fuse board. Central heating room stat. Glazed door to:

KITCHEN Small step. uPVC double glazed window to side aspect. Obscure glazed rear door providing access to the rear of the terrace. Fitted kitchen comprising a range of base and wall cupboards, with oak effect shaker style door and drawer fronts. Co-ordinating worksurfaces, tiled splashbacks. One and a half bowl stainless steel sink incorporating drainer. Built in under stainless steel electric double oven. Four burner gas hob. Stainless steel cooker hood. Space for freestanding fridge/freezer and washing machine or dishwasher. Wall hung gas fired combination boiler for heating and hot water. LED ceiling downlights. Tiled floor covering. Radiator. Glazed door to:

UTILITY ROOM 3.18m (10'05") x 1.03m (3'04") uPVC double glazed window to rear aspect. Built in butchers block work surfaces with tiled splashback. Ceramic Belfast sink. Space under for a slimline dishwasher. Tiled floor. LED ceiling downlights. Radiator. Ceiling extractor.

Door to: **CLOAKROOM** WC. Wall hung wash basin. Tiled splashback. Tiled floor covering. Radiator. LED downlights. Extractor.

From the entrance hall a staircase rises to the first floor with carpet and handrail.

FIRST FLOOR LANDING Banisters. Oak flooring. Door to airing cupboard with slatted shelving.

BEDROOM ONE 4.59m (15') x 3.24m (10'07") plus bay window. uPVC double glazed window. Radiator. Oak flooring.

BATHROOM uPVC double glazed window to side aspect. Part tiled walls. White bathroom suite comprising WC, wash basin and pedestal, panelled bath with shower mixer tap and hand held shower rose. Shower cubicle with glazed sliding door. Panelled internal walls. Exposed shower mixer valve. Shower rose and riser rail. Tiled floor covering. Radiator. LED ceiling downlights. Extractor.

BEDROOM TWO 3.67m (12') x 3.14m (10'03") uPVC double glazed window to the side aspect. Radiator. Oak flooring. Two steps up to an

EN SUITE SHOWER ROOM Obscure uPVC double glazed window to side aspect. White bathroom suite comprising WC, wash basin and pedestal, panelled bath with shower screen over. Bath and shower mixer tap with shower rose and wall mount. Heated towel rail. Tiled floor. LED ceiling downlights. Extractor.

From the landing a door provides a door to an inner landing and staircase rising to the second floor. Two small single glazed windows. Carpet and banisters to the staircase.

OPEN PLAN ATTIC ROOM to the second floor with **SITTING ROOM AREA** 3.31m (10'10") x 2.74m (9') reduced head height/sloping ceiling. Velux window. Radiator. Telephone point. TV aerial cable. LED ceiling lights. Door to eaves storage cupboard. Wooden flooring.

BEDROOM THREE 3.75m (12'03") x 3.66m (12') with sloping ceiling, reduced head height. Three Velux windows. LED ceiling downlights. Radiator. Two access doors the roof eaves. Wood flooring.

SHOWER ROOM Sloping ceiling with reduced head height. Velux window. Suite comprising WC, wash basin and pedestal. Shower cubicle with glazed door. Fully tiled walls. Electric shower with rose and riser rail. LED downlights. Extractor. Heated towel rail. Wooden Floor.

OUTSIDE AND GARDEN The property has no garden or outside space, however it is located within short walking distance of Glen Goyle, which is an area of open space and footpath leading to Manor Road, with seating and pleasant grounds. The property has no allocated parking although road side parking is available nearby.

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

EPC: D

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02603

TENANCY DETAILS

Rental:
£1,250.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,440.00 (payable before signing the Tenancy Agreement)

Holding deposit: £288.46

Tenancy Type: Assured Shorthold
Term: Long Term (minimum twelve Months initially)
Available: December 2025
Restrictions: No Pets. No Smokers.
No Sharers.

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.



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