

The Esplanade



HARRISON
LAVERS &
POTBURY'S



The Penthouse Flat £825 PCM & The Barbican Flat £775 PCM

Two self contained one bedroom flats, located on the esplanade. Rent includes gas, electricity and water but not council tax. To let unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

The Penthouse & The Barbican
Wyndham Court
The Esplanade
Sidmouth
EX10 8BE

The Penthouse Flat

The flat occupies the top floor of a Grade II Listed, Regency building, in a Conservation Area on the seafront. Accessed at the front or rear of the building, stairs rise to the third floor landing and the property.

The Penthouse flat comprises an open-plan sitting/dining/kitchen with a south facing window taking in a stunning view over The Esplanade and out to sea. The kitchen area is fitted with an electric hob, storage and includes a washing machine and fridge/freezer. To the rear is a double bedroom with built-in storage, en suite shower room and a fine view over the town and up The Sid Valley. A combination boiler installed in January 2025 provides central heating and hot water.

TENANCY DETAILS

Rental:

£825.00 per calendar month. Gas, Electric and water included in the rent. Council tax is payable separately to EDDC.

Deposit:

£950.00 (payable before signing the Tenancy Agreement)

Holding deposit: £190.38

Tenancy Type: Assured Periodic

Available: September 2026

Restrictions: No Pets. No Smokers.
No Children – Lease prohibits.

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.

COUNCIL TAX We are advised by East Devon District Council that the council tax band is **B**.

EPC: C

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02708

The Barbican Flat

The flat occupies the top floor of a Grade II Listed, Regency building, in a Conservation Area on the seafront. Accessed at the front or rear of the building, stairs rise to the third floor landing and the property.

The Barbican flat comprises open-plan sitting/dining/kitchen, again having a stunning south facing view out to sea. The kitchen area is fitted with an electric hob, sink and storage and a washing machine and fridge/freezer are included. A double bedroom to the rear also has a fine view across The Sid Valley and an en suite shower room.

TENANCY DETAILS

Rental:

£775.00 per calendar month. Gas, Electric and water included in the rent. Council tax is payable separately to EDDC.

Deposit:

£890.00 (payable before signing the Tenancy Agreement)

Holding deposit: £178.84

Tenancy Type: Assured Periodic

Available: September 2026

Restrictions: No Pets. No Smokers.
No Children – Lease prohibits.

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.

COUNCIL TAX We are advised by East Devon District Council that the council tax band is **B**.

EPC: C

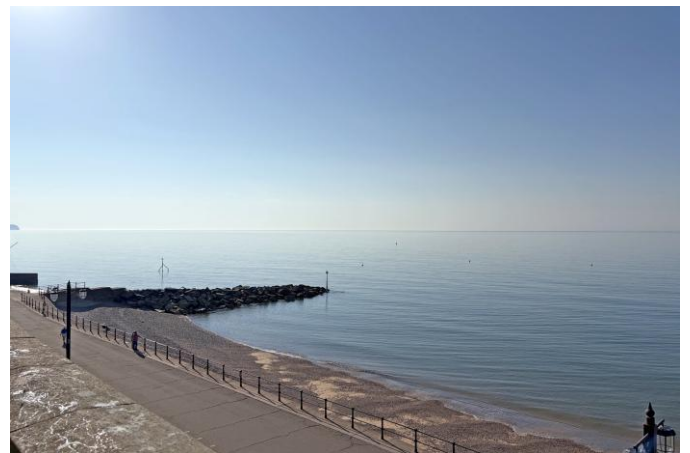
SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02709

BROADBAND AND MOBILE - FOR BOTH FLATS
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. – August 2026

VIEWING

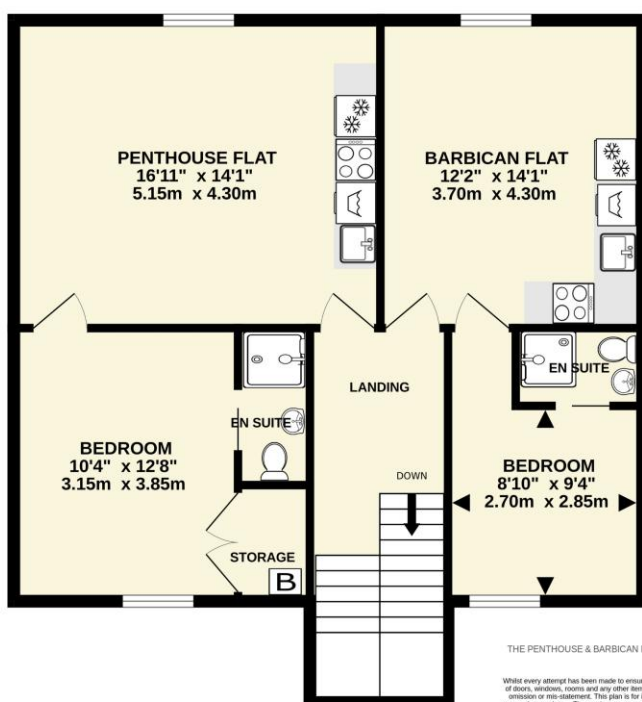
All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & 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.

THIRD (TOP) FLOOR



THE PENTHOUSE & BARBICAN FLATS, WYNDHAM COURT, THE ESPLANADE

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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