

# Clinton Terrace Budleigh Salterton



HARRISON  
LAVERS &  
POTBURY'S



## £1,350.00 Per Calendar Month

A brand new three bedroom semi-detached house providing a modern and contemporary finish, with two off road parking spaces and garden. To let unfurnished for twelve months initially and long term.



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

# 1 Clinton Mews

## Clinton Terrace

### Budleigh Salterton

#### EX9 6QB

1 Clinton Mews forms part of a development of six brand new semi-detached houses. The property is finished to a modern contemporary standard and benefits from off road parking for two vehicles and an enclosed garden.

The property has uPVC double glazing throughout with gas fired central heating, with underfloor heating to the ground floor and radiators to the first floor. The property features a spacious open plan kitchen/diner/family room with part vaulted and part glazed ceiling with bi-fold doors to the garden. The fitted kitchen incorporates integrated appliances and feature slate worksurfaces. There is a separate sitting room and ground floor cloakroom and to the first floor, three bedrooms, the master with en suite shower room and family bathroom. The interior is decorated to a neutral colour scheme and the floor coverings are a combination of high gloss wood effect laminate, carpets and porcelain tiled floors.

The accommodation with approximate dimensions comprises:

**CANOPY PORCH** Outside light. Composite front door with part obscured glazed to:

**ENTRANCE HALL** Gloss finished wood effect flooring. Underfloor heating. Central heating stat. Staircase and understairs cupboard. Oak door to:

**GROUND FLOOR CLOAKROOM** Obscured uPVC window to the front aspect. WC. Wash Basin and slate shelf. Tiled splashback and mirror over. Tiled floor. LED downlight. Extractor. Fuse board.

Oak door to open plan **KITCHEN/DINER/FAMILY ROOM** 7.79m (25'06) x 5.18m (17') Feature part vaulted glazed ceiling and bi-fold doors with outlook into the garden and enjoying a southerly aspect. Modern fitted kitchen comprising a range of floor standing and wall mounted cupboards with a cream high gloss door and drawer fronts. Stainless steel bar handles and slate worksurfaces. One and a half bowl stainless steel sink incorporating draining unit. Co-ceramic hob with stainless steel cooker hood over. Built under single electric oven. Integrated microwave, fridge/freezer and dishwasher. High gloss wood effect flooring. LED downlights. TV point. Under floor central heating stat. Cupboard containing Ideal gas fired combination boiler for central heating and hot water.

**SITTING ROOM** 4.40m (14'05) x 3.06m (10') uPVC double glazed window to the front aspect. LED ceiling downlights. TV point. Under floor central heating stat. Grey carpet. Stairs and banisters with carpet to:

**FIRST FLOOR LANDING** Loft hatch. LED downlights. Carpet. Door to storage cupboard.

**BEDROOM ONE** 3.72m (12'02) x 3.12m (10'02) Oak door. uPVC double glazed window to front aspect. Radiator. TV point. Grey carpet. LED downlights.

**EN SUITE SHOWER ROOM** Fully tiled floor and walls to ceiling. White suite comprising WC, wash basin and pedestal. Large shower with glazed sliding door. Exposed shower mixer valve with riser. Rain style head and hand held shower rose. Chrome heated shower rail. LED downlights. Extractor.

**BEDROOM TWO** 4.09m (13'05) x 2.68m (8'09) uPVC double glazed window. Radiator. Carpet. TV point.

**BEDROOM THREE** 2.77m (9'01) x 2.40m (7'10) uPVC double glazed window. Radiator. Carpet. TV point.

**BATHROOM** uPVC double glazed window to front aspect. Fully tiled floor and walls to ceiling. White suite comprising WC, wash basin and pedestal. Bath with tiled panel. Bath shower mixer tap with riser and rose. Glazed shower screen. LED downlights. Extractor. Chrome heated towel rail.

**OUTSIDE AND GARDEN** At the front of the property is a block paved area providing off road parking for two cars. Gravel side path leading to the rear garden where there is a combination of fencing and hedge boundaries, with patio and an area of lawn. Outside light. The rear garden enjoys a south-south-westerly aspect.

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

**EPC: B**

**REF: DHS02232**

#### 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



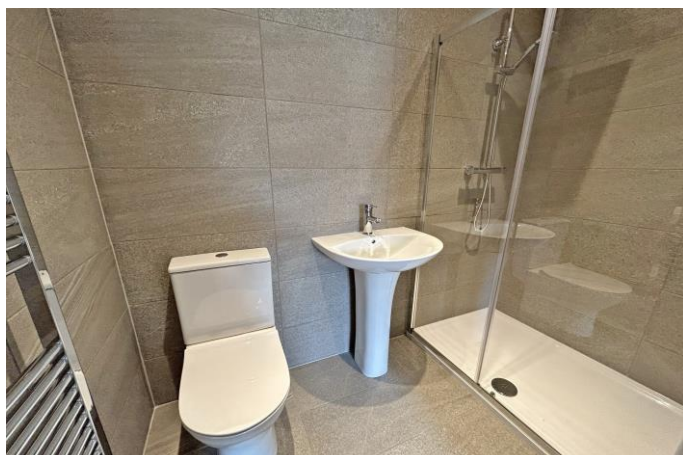
Tenancy Type: Assured Shorthold  
Term: Long Term (minimum twelve Months initially)  
Available: Now  
Restrictions: No Pets. No Smokers.  
No sharers.

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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