

Temple Gardens

HARRISON
LAVERS &
POTBURY'S



£750.00 Per Calendar Month

A purpose built first floor retirement flat forming part of a popular development, less than a mile from the seafront. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633
www.harrisonlavers.com

21 Temple Gardens

Sidmouth

EX10 9XZ

Temple Gardens is a development of purpose built apartments, built around a central courtyard garden with lawn, shrub borders and communal seating. The development features a residence lounge, kitchen, laundry and drying area, fulltime house manager, residents parking which works on a first come first served basis.

The development has an age restriction of 60 years or over.

Number 21 is decorated internally to a neutral colour scheme and features uPVC double glazed windows, electric night storage heating and enjoys a southerly aspect. The property has a communal lift providing access to the first floor.

The accommodation with approximate dimensions comprises:

Obscure single glazed front door to:

ENTRANCE HALL Coat hooks. Night Storage heater. Emergency call link cord. Fuse board. Storage/airing cupboard containing electric heater and slated shelving.

Door to cupboard containing lagged hot water cylinder with emersion.

Glazed door to:

SITTING ROOM 3.98m (13'01) x 2.98m (9'09) uPVC double glazed window with a pleasant southerly aspect and outlook towards Salcombe Hill. Wall lights. Night storage heater. Television cable. Ceiling light and fan. Curtains and roller blind. Carpet.

KITCHEN 2.73m (8'11) x 2.52m (7'04) uPVC double glazed window. Roller blind. Modern fitted kitchen comprising a range of base and wall units with cream shaker style drawer and door fronts. Butchers block effect worksurfaces and tiled splashbacks. One and a half bowl ceramic sink incorporating drainer. Tile effect flooring. Space for a freestanding washing machine. Space for a freestanding fridge/freezer. Ceiling downlights. No built-in cooker or hob.

BEDROOM 3.11m (10.02) x 2.93m (9'07) uPVC double glazed window to southerly aspect. Roller blind and curtain. Night storage heater. Built in wardrobes. Carpet. TV cable. Ceiling fan and light. Wall light.

BATHROOM uPVC obscure window. Roller blind. Fully tiled walls from floor to ceiling. Modern bathroom suite comprising WC with concealed cistern, wash basin with vanity cupboard and a range of fitted bathroom furniture. Panelled bath with Mira electric shower riser rail and rose. Shower curtain. Hand rail. Lino floor covering. Mirror. Ceiling downlights. Heated towel rail. Dimplex wall heater.

OUTSIDE AND GARDEN The property features communal grounds and gardens with bench seating and residents parking on a first come first served basis.

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

EPC: C - 73

SERVICES: Electric. Mains water and drainage.

REF: DHS02479

TENANCY DETAILS

Rental:

£750.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£865.00 (payable before signing the Tenancy Agreement)

Holding deposit: £173.07

Tenancy Type: Assured Shorthold

Term: Long Term (minimum twelve Months initially)

Available: NOW

Restrictions: Over 60 only. No Pets. No Smokers. No Children.

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.



Tel: (01395) 516633
Email: reception@harrisonlavers.com
www.harrisonlavers.com

