

Ivy Close



HARRISON
LAVERS &
POTBURY'S



£1,200.00 Per Calendar Month

A well proportioned two bedroom detached bungalow offered as a furnished let.



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1 Ivy Close Sidmouth EX10 9TT

Ivy Close is a small cul de sac of bungalows located near Tyrrell Mead. This detached property offers well proportioned accommodation, off road parking and an enclosed rear garden. The property is decorated to a neutral colour scheme internally, is mostly uPVC double glazed throughout, with modern gas fired central heating. the property has been used as a second home for many years and is now available as a short term let. There is a spacious entrance hall, dual aspect sitting room, fitted kitchen incorporating appliances, a modern shower room, a double and twin bedroom and a separate cloakroom.

The accommodation with approximate dimensions comprises:

Two steps up to the **FRONT PORCH** uPVC double glazed front door and side windows.

ENTRANCE PORCH with light and tiled floor. Step up to the main front door with obscure single glazed door and side windows to:

ENTRANCE HALL Coving. Wood flooring. Radiator. Central heating room stat. Three built in cupboards containing one hanging, one airing and combi boiler and one for storage.

SITTING/DINING ROOM 4.93m (16'02) x 3.70m (12'01) Dual aspect with uPVC double glazed windows to the front and side aspects. Curtains. Coved ceiling. Wall lights. Wooden flooring. Fire surround and electric fire. TV point. **DINING AREA** 2.42m (7'11) x 2.26m (7'05) uPVC double glazed windows to the side aspect. Curtains. Coved ceiling. Wooden flooring.

Arch to **KITCHEN** 2.97m (9'08) x 2.41m (7'11) Single glazed window to the rear aspect with wooden single glazed door providing access to the rear **UTILITY ROOM**. A fitted kitchen comprising a range of floor standing and wall mounted cupboards with co-ordinating worksurfaces and tiled splashbacks. Stainless steel single sink incorporating drainer. Freestanding electric cooker, fridge/freezer and slimline dishwasher. Lino floor covering. Extractor.

LEAN-TO UTILITY ROOM 4.24m (13'11) x 1.95m (6'01) Single glazed windows and two doors. Lean-to

Perspex roof. Belfast sink. Freestanding washing machine and tumble dryer. Light and power.

From the entrance hall, door to:

BEDROOM ONE 4.25m (13'11) x 3.32m (10'10) uPVC double glazed window to the front aspect. Coved ceiling. Curtains. Radiator. Carpet flooring.

BEDROOM TWO 3.75m (12'03) x 3.44m (11' 03) uPVC double glazed window to the side aspect. Curtains. Coved ceiling. Radiator. Carpet.

SHOWER ROOM uPVC double glazed window to the rear aspect. Roller blind. Fully tiled walls. Large open end walk-in shower with glass screen and shower mixer valve. Hand held shower rose with riser rail and rain head. Wall seat. Wash basin and vanity cupboard. Mirror over. Cupboard and drawers. Heated towel rail. Fan heater. Lino floor covering.

SEPARATE CLOAKROOM uPVC double glazed window. Part tiled walls. WC and wash basin with vanity cupboard below. Electric fan heater. Mirror. Shaver point. Lino floor covering.

OUTSIDE AND GARDEN There are gardens to all sides of the property, these are mature and well established. There is a driveway providing parking for one vehicle. On the left hand side of the property the rear gardens are gated and enclosed. Shed. The single garage is **EXCLUDED** from the let.

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: DHS02411

TENANCY DETAILS

Rental:

£1,200.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,380.00 (payable before signing the Tenancy Agreement)

Holding deposit: £276.92

Tenancy Type: Assured Shorthold
Term: Short Term
Available: 07.12.2025
Restrictions: No sharers. No Smokers.
A pet at Landlords discretion.

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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