

All Saints Road



HARRISON
LAVERS &
POTBURY'S



£675.00 Per Calendar Month

A converted one bedroom second floor flat. Located within short walking distance of Sidmouth town centre and with a pleasant outlook in a southerly direction. To let unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

Flat C, 20 Abbeyfield House All Saints Road, Sidmouth EX10 8ER

This top floor, one bedroom flat is ideally located for local amenities and within short walking distance of Sidmouth town centre and benefits from a communal fire alarm system, door entry access control. The apartment is decorated to a neutral colour scheme and has gas-fired central heating, uPVC double-glazed windows and independent utility supplies.

From the front of the property a front door provides access to House 20 and House 21.

Undercover Porch. Communal front door. Door entry access control.

Communal ground floor **ENTRANCE HALL**. Staircase to the:

FIRST FLOOR

LANDING Further staircase to the:

SECOND FLOOR Fire Door provides access to a communal lobby where the entrance door to Flat C is found.

FLAT C

ENTRANCE HALL Fuse board. Door entry telephone handset.

BIJOU SITTING ROOM AND KITCHEN 3.92m (12'10) (max) x 3.80m (12'05) (max) Sloping ceilings. uPVC double glazed windows to the front aspect. Television point, radiator, phone point and Ideal wall hung gas fired combi boiler for central heating and hot water. In the kitchen area there is a range of floor standing and wall mounted cupboards with cream door and drawer fronts, stainless steel handles and slate coloured worksurfaces. White high gloss splashbacks. Stainless steel sink with single drainer. Space below for a washing machine. Space for an electric cooker with a stainless steel chimney extractor over. Space for an under counter fridge/freezer. Ceiling spotlights. grey wood effect floor covering.

BEDROOM 3.69m (12'01") x 3.44m (11'03") uPVC double glazed window enjoying a pleasant outlook in a southerly direction and with views over Sidmouth Rugby Ground. Carpet. Feature fireplace with ornate surround (for decorative purposes only).

Television point. Radiator. Roller blind to the window. Grey wood effect floor covering.

SHOWER ROOM Comprising WC, white wall hung wash basin with tiled splashback and mirror over and shower cubicle with glazed door, panelled walls and Bristan thermostatically controlled shower with shower attachment and rail. Grey wood effect floor covering. Heated towel rail. Bathroom extractor.

OUTSIDE There is no outside space conveyed with the property and there is no parking.

OUTGOINGS We are advised by East Devon District Council that the council tax band for this property is band A.

EPC: C

REF: DHS01243

SERVICES: Gas. Electric. Mains water and drainage.

TENANCY DETAILS

Rental:
£675.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£775.00 (payable before signing the Tenancy Agreement)

Holding deposit: £155.76

Tenancy Type: Assured Shorthold
Term: Long Term
Available: NOW
Restrictions: No Smokers.
No Children. 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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