

# Church Street



HARRISON  
LAVERS &  
POTBURY'S



**£950.00 Per Calendar Month**

A beautifully converted, two bedroom first floor flat overlooking the Market Square.  
To let unfurnished.



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

# Flat 1, Sheffield House

## Church Steet

### Sidmouth

#### EX10 8LX

A beautifully converted two bedroom first floor flat, refurbished approximately four years ago and decorated internally to a neutral colour scheme. Part double glazing and part secondary glazing, with gas fired central heating, a modern kitchen and shower room. Open plan kitchen/dining/sitting room with dual aspect and an outlook over the Market Square.

The accommodation with approximate dimensions comprises:

From Church Street a communal front door with telephone door entry system. Communal entrance hall with rubbish store and fire alarm system.

Staircase to first floor landing. Door to Flat 1.

**ENTRANCE HALL** Carpet flooring. Radiator. Central heating room stat. Ceiling downlights.

**OPEN PLAN KITCHEN/DINING/SITTING ROOM** 5.38m (17'08) plus bay x 4.62m (15'02). Dual aspect. Feature fireplace (decorative). Carpet flooring. Roller blinds. Ceiling downlights. Two radiators.

**KITCHEN** A modern fitted kitchen with a range of floor standing and wall mounted units with cream colour door and drawer fronts, butchers block effect worksurfaces and a stainless steel single bowl sink incorporating drainer. Electric hob with built under electric single fan oven. Stainless steel cooker hood. Cream tile splashbacks. Space for a washing machine and a fridge/freezer. Laminate flooring.

**BEDROOM ONE** 3.61m plus the bay window (11'10) x 3.26m (10'08) into the chimney alcoves. Bay window with roller blinds. Radiator. A pair of cupboards to the chimney alcoves, one containing a gas fired combination boiler and gas meter, the other for storage and fuse board. Feature fireplace (decorative only). Carpet flooring.

**BEDROOM TWO** 3.00m (9'10) x 1.59m (5'02) plus bay window. Roller blinds. Radiator. Carpet.

**SHOWER ROOM** White suite comprising WC, wash basin and vanity cupboard with light and shaver point over. Quadrant shower cubicle with fully tiled walls.

Exposed shower mixer valve with shower rose and riser rail. Heated towel rail. Ceiling downlights. Extractor. Lino floor covering.

**OUTGOINGS** 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: DHS02637**

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – as at March 2026

#### **TENANCY DETAILS**

Rental:

£950.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£1,095.00 (payable before signing the Tenancy Agreement)

Holding deposit: £219.23

Tenancy Type: Assured Shorthold

Term: Long Term

Available: April 2026

Restrictions: Pets not permitted. No Smokers.

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.

