

Cotmaton Road



HARRISON
LAVERS &
POTBURY'S



£1,275.00 Per Calendar Month

A very well presented third floor apartment with south facing balcony, enjoying an outlook over the town centre and to the sea beyond. To let furnished or unfurnished.



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7 Eaglehurst Court Cotmaton Road Sidmouth EX10 8EZ

Eaglehurst Court is a development of converted apartments, located on the corner of Cotmaton and Seafield Road. This third floor apartment is decorated to a neutral colour scheme internally and has well proportioned accommodation, the sitting room having access to a south facing balcony. The main bedroom enjoys a dual aspect, with views towards Salcombe Hill and to the sea.

The property has the benefit of gas fired central heating, a fitted kitchen, a bathroom with separate cloakroom, a double room with dual aspect and a twin room. There is a communal lift and door entry access control system.

The property is mostly double glazed and benefits from a single garage in a block accessed from Seafield Road where a single vehicle can be parked in front of.

Eaglehurst Court is conveniently situated for access to the town centre and esplanade. The property is available either fully furnished (as shown in photographs) or unfurnished.

The accommodation with approximate dimensions comprises:

UNDERCOVER ENTRANCE PORCH leads to communal entrance lobby. Stairs down to communal lift. Stairs to the third floor. Flat door.

ENTRANCE HALL Door entry telephone hand set. Carpet flooring. Door to storage cupboard containing shelving, fuse board and coat hooks.

Archway through to the **SITTING/DINING ROOM** 5.42m (17'09) x 3.98m (13') Aluminium double glazed French doors provide access to the balcony with views toward the town, Salcombe hill and the sea beyond. Feature fireplace with surround and electric fire. Wall lights. Carpet flooring. Wall mounted television. Radiator.

KITCHEN 3.99m (13'01) x 2.01m (6'07) Window to southerly aspect with outlook to the sea. A modern fitted kitchen comprising a range of floor standing and wall mounted units with shaker style drawer and door fronts finished in cream, with co-ordinating worksurfaces and tiled splashbacks. Under unit lighting. One and a half bowl stainless steel sink

incorporating drainer. Built-in under counter electric single fan assisted oven. Four burner gas hob with cooker hood over. Freestanding fridge/freezer. Freestanding washer/dryer. Downlights. Radiator. Lino flooring.

INNER HALL with a window to the rear aspect. Carpet flooring and central heating room stat.

BEDROOM ONE 4.21m (13'09) x 4.09m (13'05) Dual aspect, enjoying superb views towards Salcombe Hill and the sea. Double glazed windows. Carpet flooring. Built-in double wardrobe. Radiator.

BEDROOM TWO 3.78m (13'05) x 2.83m (9'03) increasing to 4.29m (14'01) Double glazed sash window to the rear aspect. Wall lights. Carpet flooring. Radiator. Built-in triple wardrobe from floor to ceiling.

CLOAKROOM accessed via inner hall. Obscure double glazed window. White WC. Carpet flooring. Extractor fan.

BATHROOM Obscure window to side aspect. White panel bath. Fully tiled walls over. Glazed shower screen. Mira electric shower with riser rail and rose. Wash basin with pedestal with tiled splashback and mirror over. Radiator. Towel rails. Extractor fan. Carpet flooring.

BOILER CUPBOARD Wall hung Worcester gas fired combi boiler. Radiator. carpet. Fitted shelving and light.

OUTSIDE AND GARDEN Accessed via the sitting room is a balcony which provides a seating area with fine southerly views. There is a communal garden and lawn to the southern side of the property and a single garage with a parking space in front of. A communal rubbish and recycling store is located on the ground floor.

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: DHS02566

TENANCY DETAILS

Rental:
£1,275.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,470.00 (payable before signing the Tenancy Agreement)

Holding deposit: £294.23

Tenancy Type: Assured Shorthold
Term: Long Term
Available: 1 May 2026
Restrictions: No Pets. No Smokers.
Children 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.

