

# Anstis Court

HARRISON  
LAVERS &  
POTBURY'S



**£875.00 Per Calendar Month**

A modern two bedroom, second floor apartment with parking space. To let unfurnished for twelve months initially and long term.



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

# 32 Anstis Court 44 Woolbrook Road Sidmouth EX10 9XL

Anstis Court is a modern development of purpose built apartments, located in the Woolbrook area and conveniently situated for local amenities and bus services. The property is approximately one mile from Sidmouth's town centre.

This two bedroom top floor apartment is decorated to a neutral colour scheme, has double glazing and gas fired central heating, a modern kitchen, en suite shower room and bathroom. The sitting room has French doors and Juliette balcony which enjoys a pleasant outlook to Salcombe Hill in an easterly direction.

The accommodation with approximate dimensions comprises:

**COMMUNAL FRONT ENTRANCE** Door entry control system. Communal entrance hall. Mail boxes. Fire alarm system. Staircase.

**SECOND FLOOR LANDING** Front door.

**ENTRANCE HALL** Laminate flooring. Radiator. Central heating room stat and programmer. Fuse board. Door entry telephone handset.

**SITTING ROOM** 4.63m (15'02) maximum x 3.65m (11'11) upVC double glazed French doors and Juliette balcony. Laminate flooring. Radiator. Curtains. TV point.

**KITCHEN** 2.65m (8'08) x 1.97m (6'05) Sloping ceiling. Velux window with fitted blind. Fitted kitchen with a range of base units with oak effect door and drawer fronts. Co-ordinating worksurfaces and cream tiled splashbacks. Stainless steel sink. Undercounter electric double oven. Gas hob. Cooker Hood. Integrated undercounter fridge/freezer. Integrated washer/dryer. Radiator. Laminate flooring. Gas fired combi boiler. LED downlights.

**BEDROOM ONE** 3.59m (11'09) x 2.69m (8'10) Sloping ceiling. Velux window with blind. Carpet. Radiator. TV point.

**EN SUITE SHOWER ROOM** White suite comprising WC, pedestal wash basin with tiled splashback. Mirror. Light and shaver point over. Shower cubicle

with fully tiled walls. Glazed bi-fold door with Mira Excel shower riser and rose. Lino floor covering. Radiator. Ceiling extractor. Downlights.

**BEDROOM TWO** 3.04m (9'11) x 2.87m (9'05) Sloping ceiling. Velux window with blind. Radiator. Carpet.

**BATHROOM** Sloping ceiling. Obscure Velux window with blind. Modern white suite comprising WC, pedestal wash basin with tiled splashback. Mirror with light and shaver point over. Panelled bath with fully tiled walls over. Bath/shower mixer tap with shower rose. Radiator. Carpet. Extractor. LED downlights.

**OUTSIDE** There are no gardens with this property, there is however a communal rubbish and recycling store, a single parking space and communal bike store.

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

**EPC: C - 78**

**SERVICES:** Gas. Electric. Mains water and drainage.

**REF: DHS02457**

## TENANCY DETAILS

Rental:  
£875.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:  
£1,000.00 (payable before signing the Tenancy Agreement)

Holding deposit: £201.92

Tenancy Type: Assured Shorthold  
Term: Long Term (minimum twelve Months initially)  
Available: NOW  
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.



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