

Sion Close, Honiton



HARRISON
LAVERS &
POTBURY'S



£1,275.00 Per Calendar Month

A very well presented modern three bedroom detached house. To let unfurnished long term.



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12, Sion Close

Honiton

EX14 1EL

12 Sion Close was built in 2021 and is presented beautifully throughout, with a number of optional extras added to the original specification. The property is decorated to a neutral colour scheme internally and benefits from uPVC double glazed windows throughout and gas fired central heating. The kitchen/diner has a fully fitted kitchen incorporating appliances, dual aspect sitting room with French door onto the enclosed rear garden and a ground floor cloakroom. To the first floor is the master bedroom with en suite shower room, two further bedrooms and a family bathroom. There are two single parking spaces allocated to this property.

The accommodation with approximate dimensions comprises:

CANOPY PORCH Front door to:

ENTRANCE HALL With pale grey Karndean flooring. Radiator. Central heating room stat. Door to storage cupboard where the fuse board is located. Coat hooks. Telephone point.

GROUND FLOOR WC White suite comprising WC, wash basin with pedestal with tiled splash back. Mirror over. LED down lights. Extractor. Karndean floor covering.

SITTING ROOM 5.08m (16'08) x 3m (9'10) Dual aspect with uPVC window to the front aspect and uPVC French doors giving access to the enclosed rear garden. Fitted Roman blind and curtains. Two radiators. TV point. Sky TV point. Grey carpet. Telephone point.

KITCHEN/DINER 5.07m (16'07) x 2.91m (9'06) Dual aspect with three uPVC double glazed windows to the front and side aspect with matching Roman blinds. Attractive fitted kitchen comprises range of wall and floor units, incorporating drawer unit, finished in white with pale grey worktops and matching upstands. Stainless steel sink. Built-in electric double oven incorporating grill in a stainless steel finish, electric induction hob with extractor over and stainless steel splash back, integrated fridge/freezer, slim-line dish washer and washer/dryer. Ceiling down lights. A concealed wall hung gas fired combi boiler. Grey Karndean flooring. TV point. Ceiling extractor.

Staircase to first floor with carpet and banister.

FIRST FLOOR LANDING Carpet. Banister. Radiator.

Door to:-

BEDROOM ONE 3.82m (12'06) x 3.06m (10') Dual aspect with uPVC double glazed windows to the front and rear with fitted matching Roman blinds. built-in floor to ceiling double wardrobe with mirror fronted sliding doors and internal hanging. TV point. Grey carpet. Central heating programmer and stat for the upstairs. Radiator. Door to :-

EN SUITE White suite comprising WC wash basin and pedestal, large shower cubicle with glazed screen and glass sliding door. Full tiled internal walls. Electric shower. Heated towel rail. Karndean flooring. Two large wall mounted mirrors. LED down lights. Extractor.

BEDROOM TWO 2.83m (9'03) x 2.91m (9'06) Dual aspect. uPVC double glazed windows to the front and side with fitted Roman blinds. Radiator. TV point. Built-in floor to ceiling double wardrobe with mirror fronted sliding doors and internal hanging. Grey carpet flooring.

BEDROOM THREE 2.92m (9'07) x 2.14m (7') uPVC double glazed window to the side aspect. Roman blind. TV point. Grey carpet. Radiator.

BATHROOM Obscure uPVC window to the front aspect with fitted blind. White suite comprising WC, wash basin with pedestal, panelled bath with fully tiled walls over, with a combination of grey finished wall tiling. Glass shower screen. Bath shower mixer tap with shower rose and riser rail. Heated towel rail. LED down lights. Extractor. Karndean flooring. Mirror.

OUTSIDE AND GARDEN To the front of the property there are shrub beds and steps to the front door. At the rear is a fully enclosed garden with rear pedestrian gate which access the parking area. The garden is mainly laid to lawn with footpath and paved/gravel hardstanding patio area outside the French doors. External water tap. Light and double power point. Garden shed. Washing line.

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

EPC: B

REF: DHS02103

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: October 2025

Restrictions: A Dog at landlord discretion.
No Smokers. 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 by the 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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