

South Lawn,
Sidford



HARRISON
LAVERS &
POTBURY'S



£995.00 Per Calendar Month

A well proportioned, three bedroom, mid-terrace house, newly decorated throughout with enclosed garden and a single garage.



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44 South Lawn

Sidford

Sidmouth EX10 9NT

44 South Lawn is a three bedroom, mid-terrace house offering well proportioned accommodation, uPVC double glazed windows and gas fired central heating. The property has a newly fitted, good sized kitchen and new floor coverings through the majority of the house. The sitting/dining room has an outlook over the rear garden. To the first floor there are three well proportioned bedrooms and a family bathroom.

The front garden is designed for low maintenance and at the rear a fully enclosed garden with patio and lawn enjoys a westerly aspect with pedestrian access to the back of the single garage.

The property is presented unfurnished and available as a long term let.

The accommodation with approximate dimensions comprises:

CANOPY PORCH Outside Light. Two steps to front door and handrail.

uPVC FRONT DOOR Hallway with lino pale wood effect flooring. Radiator. Central Heating programmer and room stat. Telephone point. Gas meter and fuseboard under the stairs. Storage cupboard with timber shelving.

GROUND FLOOR WC Obscure uPVC window to the front. WC, wall hung wash basin with tiled splashback and mirror over. Radiator. Laminate flooring.

KITCHEN 3.26m (10'08) x 2.92m (9'06) Reducing to 2.35m (7'08). Large uPVC double glazed window to the front. Newly fitted kitchen comprising floor standing and wall mounted units with pale grey doors, stainless steel handles, co-ordinating work surfaces and matching splashback. Stainless steel sink with drainer, electric hob and built-in electric, single oven, free standing fridge-freezer (included but subject to a liability clause in contract) and space for free standing washing machine. Lino, pale wood effect flooring. Radiator. LED downlighters. Extractor.

SITTING/DINING ROOM 5.57m (18'03) x 3.63m (11'11) Large double glazed uPVC window with pleasant outlook over the rear garden. Two radiators. TV point. Sky TV cable. New carpet. uPVC double glazed door to:

REAR uPVC PORCH 1.5m (4'11) x 1.5m (4'11). Perspex roof covering. uPVC window. Further uPVC door to rear garden and grey matting.

Stairs to first floor, with handrail and new carpet.

LANDING with loft hatch and pull down ladder providing storage in roof space. Airing cupboard with wooden slatted shelving containing wall hung, gas fired combi-boiler for central heating and hot water.

BEDROOM ONE 3.32m (10'10) x 3.32m (10'10) uPVC double glazed window to front aspect with pleasant views to Salcombe Hill. Radiator. Carpet.

BEDROOM TWO 3.62m (11'10) x 3.32 (10'10) reducing to 2.74m (9'0) uPVC double glazed window to the rear aspect. Radiator. Carpet.

BEDROOM THREE 2.56m (8'05) x 2.72m (8'11) uPVC double glazed window to the rear aspect. Radiator. Carpet.

BATHROOM Obscure uPVC window to the front aspect. White suite comprising WC, wall hung wash basin with tiled splashback, panelled bath with fully tiled walls over, shower curtain and rail. Shower mixer tap with riser rail and rose. Radiator. Mirror. Light and shaver point. Cabinet. Mosaic effect tiled floor.

OUTSIDE & GARDEN At the front of the property is a low maintenance open planned garden. To the rear there is a fully enclosed garden which enjoys a westerly aspect with mature shrub borders, lawn, patio and footpath to:

SINGLE GARAGE 5.28m (17'03) x 2.67m (8'09) Canopy door. Light. Power.

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

EPC: C

REF: DHS02129

TENANCY DETAILS

Rental:
£995.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,145 (payable before signing the Tenancy Agreement)

Holding deposit: £229.61

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

Available: 01.03.23

Restrictions: No Pets. 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 RICS

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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