

Temple Gardens, Sidmouth



HARRISON
LAVERS &
POTBURY'S



£700.00 Per Calendar Month

A well presented and well proportioned one bedroom ground floor flat in an over 60's development with small patio and communal facilities. To let unfurnished for twelve months initially and long term.



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Flat 4, Temple Gardens Sidmouth EX10 9XZ

Temple Gardens is a development of purpose built flats to be occupied by the over 60's. The development comes with the added benefit of a house manager and communal facilities such as a resident's lounge, gardens and visitors parking.

Flat 4 is a ground floor, one bedroom property. The interior is decorated to a neutral colour scheme, the property has uPVC double glazed windows, electric heating, a modern spacious kitchen and shower room, a well proportioned sitting room and double bedroom with built-in wardrobes.

The accommodation with approximate dimensions comprises:

FRONT ENTRANCE to communal hall. Mains fire alarm system.

Door to flat 4:

ENTRANCE HALL Night storage heater. Fuse boards. Carpet. Door to airing cupboard with hot water cylinder and emersion. Further door to storage cupboard with shelving.

SITTING ROOM 4.84m (15'10) x 2.94m (9'07) uPVC double glazed door and window overlooking the communal garden leading to a patio. TV point. Telephone point. Electric heater. Wall lights. Carpet, curtains and blinds. Freestanding electric fire. Built in corner display unit.

Glazed door to:

KITCHEN 3.20m (10'06) x 2.93m (9'07) A modern and spacious kitchen with a range of floor standing and wall mounted cupboards with white 'shaker style' door and drawer fronts, butchers block worksurfaces and tiled splash backs. Stainless steel sink incorporating draining unit, built-in stainless steel single electric oven and electric hob. Freestanding fridge/freezer and space for a washing machine. Lino floor covering. Extractor fan.

BEDROOM ONE 4.13m max (13'06) x 2.82m (9'03) uPVC window overlooking the communal garden. Electric heater. TV point. Phone point. Blind. Built-in triple wardrobes with shelves and hanging. Door to:

SHOWER ROOM Modern white suite with close-coupled WC. Wash basin and vanity cupboard. Open ended walk-in shower with obscure glazed block screen. Triton electric shower and fully tiled walls internally. Chrome heated ladder style towel rail. Bathroom storage cabinet. Illuminated mirror. Extractor. Tile effect lino flooring.

OUTSIDE Outside the sitting room is a small area of paving. This is surrounded by well presented and attractive communal gardens which are maintained.

There is limited resident parking and visitors parking available on a 'first come first served' basis.

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

POSSESSION Vacant possession on completion.

EPC: D

REF: DHS02046

TENANCY DETAILS

Rental:
£700.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£800.00 (payable before signing the Tenancy Agreement)

Holding deposit: £161.53

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

Available: March 2023

Restrictions: No Pets. No Smokers. No children.
No persons under 60.

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.

