

Bridge Street,
Sidbury

Harrison-Lavers
& Potbury's



£850.00 Per Calendar Month

To let part furnished for a period of six months initially and long term. A charming three bedroom character terraced cottage located in the village of Sidbury.



Tel: (01395) 516633
www.harrisonlavers.com

Bridge Street Cottage,

Bridge Street, Sidbury EX10 0RU

Bridge Street Cottage is a charming three bedroom mid-terrace character cottage located in the village of Sidbury. The property borders Bridge Street, where there is unreserved street parking and is within close proximity of local bus services and amenities in the village.

The property is presented part-furnished and is equipped with large furnishings, the interior is decorated to neutral colour scheme and the property benefits from gas fired central heating, a feature electric fire to the sitting room, a kitchen which incorporates appliances and a spacious open plan sitting room and dining room. There is a ground floor cloakroom and to the first floor there are three bedrooms – two doubles and a single, and a family bathroom.

The property retains many character features and at the rear is a charming garden in two tiers, with a crazy paved terraced area and attractive mature shrubs.

The accommodation with approximate dimensions comprises:

From the front of the property there is an undercover thatched porch with a step to the front door.

Ledge & brace front door to an:

ENTRANCE HALL Tiled flooring by the front door. Carpet. Understairs storage cupboard with electric meter, fuse board and light. Archway into the dining area. Staircase to the first floor. Archway to a:

REAR LOBBY With domed roof light. Low voltage downlighters. Tiled floor covering. Door to the rear garden. Further ledge & brace door to a:

GROUND FLOOR CLOAKROOM Ceiling spotlights. Part tiled walls and partly panelled walls from floor to dado rail height. White low level WC with concealed toilet cistern. Wall hung wash basin with tiled splashbacks and mirror over. Ceramic tiled floor. Extractor fan.

Archway from the entrance hall to the:

KITCHEN 3.25m (10'05") x 2.18m (7'02") reducing to 1.76m (5'09") A fitted kitchen comprising a range of floor standing and wall mounted cupboards with cream 'shaker style' drawer and door fronts, stainless steel handles, beech colour 'butchers block effect' worksurfaces incorporating a stainless steel one and a half bowl sink with drainer and mixer tap. Built in stainless steel single electric oven incorporating a grill. Electric hob with stainless steel 'chimney style' extractor over. Tiled splashbacks over worksurfaces. Integrated slimline dishwasher. Integrated washing machine. Integrated fridge and freezer. Wall hung Potterton gas fired boiler for central heating, with Potterton control and time clock.

Ceiling downlights. Laminate floor covering. Radiator with thermostatic control. Timber framed single glazed windows to the rear aspect.

OPEN PLAN SITTING ROOM AND DINING AREA:–

SITTING ROOM AREA 6.21m (20') x 2.71m (8'10") Single glazed timber framed windows to the front and rear aspects, the front incorporating a window seat. Exposed ceiling beams. Feature fireplace with a paved hearth, exposed oak beam and electric fire. TV point. Telephone point. Curtains and nets provided to the windows. Cream carpeting. Black wrought iron effect matching wall lights.

DINING AREA 5.96m (19'06") x 2.19m (7'02") Single glazed timber framed windows to the front and rear aspect, the front window incorporating a window seat. Exposed oak beams. Two radiators with thermostatic controls. Cream carpeting. Black wrought iron effect matching wall lights.

From the entrance hall a carpeted staircase with a timber bannister and hand rail rises to the:

FIRST FLOOR

LANDING Timber framed single glazed window overlooking the rear aspect. Mains smoke alarm interlinked with the ground floor entrance hall. Ledge & brace door to the:

MASTER BEDROOM 3.70m (12') x 2.88m (9') Timber framed single glazed sash window to the front aspect. Curtains. Cream coloured carpet. Thermostatically controlled radiator. Built in triple wardrobe with wooden doors, internal hanging shelf and hanging rails.

BEDROOM TWO 3.74m (12') x 2.78m (max) (9') With a ledge and brace door. Exposed ceiling beam. Timber framed single glazed window to the front aspect, with curtains. Thermostatically controlled radiator. Cream carpet. Two built in wardrobes with timber doors, internal hanging rail and shelving unit.

BEDROOM THREE 2.96m (9') x 2.37m (7'09") With a ledge and brace door. Single glazed timber framed window to the rear aspect, with curtains. Thermostatically controlled radiator. Cream coloured carpet. Loft hatch with access to the roof space. Wall mounted coat hooks.

BATHROOM 3.12m (10') x 2.11m (6'11") With a ledge and brace door. Single glazed timber framed sash window to the rear aspect, with curtains and tie backs. A white bathroom suite comprising a bath with 'tongue & groove' timber panelling, fully tiled walls over, glass folding shower screen and Mira thermostatic shower with fixed shower head and chrome shower valve. White low level WC. Vanity cupboard with white wash basin, tiled splashback and large mirror over with matching wall lights. Ceiling downlighters. Ceramic tiled floor. Radiator with thermostat. Louvred door to an airing cupboard with hot water cylinder and immersion.

OUTSIDE AND GARDEN The front of the property borders Bridge Street, where there is unreserved parking. At the rear of the property there is a fully enclosed garden with a pleasant outlook towards surrounding countryside. The garden is in two tiers, with the lower area being crazy paved and having well stocked shrub borders. Crazy paved steps provide access to the upper garden, with a picket fence perimeter, well stocked shrub borders with attractive shrubs and a seating area. An arched trellis leads to a gravelled garden with shrub borders, where there is a **GARDEN SHED**.

AGENTS NOTE The rent includes the cost of a gardener, whose attendance throughout the year is at the discretion of the Landlord.

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

TENANCY DETAILS

Rental:
£850.00 per calendar month (payable monthly in advance)

Deposit:
£850.00 (payable before signing the Tenancy Agreement) for tenants without pets, or £1500.00 for tenants with pets.

Tenancy Type: Assured Shorthold
Term: 6 months initially, and long term
Available: Immediately
Restrictions: No Smokers. Pets at Landlords discretion.

We will require two forms of identification, namely a copy of your passport and/or birth certificate and/or driving licence.

The tenant is responsible for the payment of electricity/gas, telephone (if applicable), water rates, council tax and for registering with the relevant service providing authorities.

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.



Lettings Fees Information: Harrison-Lavers & Potbury's

Below is a summary of our fee structure payable by tenants in respect of tenancy applications and extensions. Not all fees are applicable to every tenant. When a tenant has selected a property, a full summary of the fees applicable depending on circumstances will be provided.

Reference Fee & Credit Search: £90.00 including VAT (per person named on agreement). Not applicable to children.

Deposit: The equivalent to a month's rent, unless increased due to the acceptance of a pet where pets are not usually permitted. In this case x 1.5 rent.

Administration Fee: £160.00 including VAT per property – payable on commencement of the tenancy

Guarantor Reference & Credit Search: £90.00 including VAT

Tenancy Extension: £60.00 including VAT (new fixed term tenancy)

Deed of Guarantee Document: £24.00 including VAT - A requirement for a Guarantor

Amendment Fee: £24.00 including VAT (i.e name change or removal of person from agreement)

All fees include VAT at the current rate of 20%

Payments can be made by cash, BACS, Debit Card (subject to a card handling fee of £0.50), Credit Card (subject to a handling fee of 3%) or cheque

Rents are payable in advance by Standing Order

