

New Cut, Beer



£885.00 Per Calendar Month

A modern and deceptively spacious two bedroom, three storey, mid terrace house with a garage and parking, occupying a level position in the centre of Beer. Unfurnished for six-twelve months initially, and long term.



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6 Pippins Court, New Cut, Beer EX12 3RB

Pippins Court is a development of modern purpose built town houses in the centre of Beer. The property is located in New Cut, which is off the main High Street in Beer. This development of modern purpose built town houses was constructed approximately ten years ago and Number 6 has accommodation over the ground, first and second floors. The property is presented unfurnished and benefits from neutral decoration throughout, a modern attractively fitted kitchen, a dining area, a ground floor utility room and a cloakroom with access to an integral single garage. To the first floor there two double bedrooms - the master with an en-suite shower room, a family bathroom and a sitting room with a dining area, a door to the rear garden and a staircase to a second floor mezzanine, where there is a vaulted ceiling with Velux roof lights. Outside the property there is a parking space for one vehicle and a single integral garage with an electric up and over door. At the rear of the property there is a landscaped terraced garden with a patio and steps which lead to an elevated decked area with a summerhouse enjoying far reaching views over Beer and to the sea. The property has the benefit of gas fired central heating and is double glazed throughout.

The accommodation with approximate dimensions comprises:

UNDERCOVER FRONT PORCH With outside light. Part glazed door to the:

OPEN PLAN KITCHEN/DINER

KITCHEN AREA 3.66m (max) (12') x 2.81m (9'02") Double glazed windows overlooking the front aspect. Door to the front of the property. A modern attractively fitted kitchen which comprises of a range of floor standing and wall mounted cupboards with beech coloured door and drawer fronts and stainless steel handles, co-ordinated worksurfaces and cream tiled splashbacks. L' shaped stainless steel corner sink with a single drainer. Stainless steel four burner gas hob with stainless steel extractor over and built in stainless steel electric oven with grill. Integrated 'tower style' fridge/freezer. Ceramic tiled floor. Inset spotlights. Thermostatically controlled radiator. Concealed gas fired Vaillant boiler for central heating and hot water. Pair of matching roller blinds to the kitchen windows and matching curtain to the door.

DINING AREA (Maximum dimensions) 3.06m (10') x 4.10m (13'05") Light well in the ceiling with illumination. Ceiling spotlights. Continuation of the ceramic tiled floor. Thermostatically controlled radiator. Honeywell central heating room stat. Staircase to the first floor with open understairs storage. Door to:

UTILITY AREA 1.57m (5'01") x 2.12m (6'11") Ceiling spotlights. Floor standing cupboard with worksurface over. White tiled splashback. Stainless steel sink with single drainer. Freestanding Hotpoint washer/dryer and hot water softening equipment. Ceramic tiled floor. Thermostatically controlled radiator. Drayton central heating programmer. Extractor. Door to:

GROUND FLOOR CLOAKROOM White suite comprising a low level WC and pedestal wash basin. Ceramic tiled floor. White 'ladder style' heated towel rail. Ceiling spotlight. Extractor.

From the utility area a door leads into the:

INTEGRAL SINGLE GARAGE 5.60m (18'04") (max) x 2.38m (7'10") With electrically operated up and over door. Painted non slip floor. Painted walls. Fluorescent striplight. Electric point. Cold water tap.

From the kitchen/diner a carpeted staircase leads to the:

FIRST FLOOR

LANDING Shared light from the second floor Velux roof lights. Thermostatically controlled radiator. Honeywell central heating room stat. Carpet. Pair of double doors leading into the:

SITTING ROOM 5.56m (18'03") x 4.10m (13'05") (max measurement into fireplace) Vaulted ceiling with exposed ceiling timbers. Velux roof lights. Feature fireplace with wood burning stove. Slate coloured tiled hearth. Slate effect mantelpiece with feature spotlights over. Carpet. Thermostatically controlled radiator. Pair of matching wall lights. Two radiators. TV point. Double glazed door to the rear garden, with a glazed screen. Archway to a:

FURTHER DINING ROOM/STUDY 3.44m (11'03") x 2.96m (9'08") Double glazed windows overlooking the rear garden, with a pair of matching roller blinds. Ceiling spotlights. Carpet. Thermostatically controlled radiator. TV point. BT point.

From the sitting room there is a carpeted staircase with a timber hand rail that leads to the:

SECOND FLOOR MEZZANINE AREA (approx) 4.71m (15'05") x 2.55m (8'04") widening to 4.08m (13'04") Overlooking the sitting room and first floor landing. Vaulted ceiling. Exposed ceiling timbers. Velux roof lights. Ceiling spotlights and downlighters. Thermostatically controlled radiator. Carpet. Fitted book/storage case. TV point. Door to a storage space in the eaves, which is boarded and has a light.

FIRST FLOOR

LANDING Door to the:

MASTER BEDROOM (Max Dimensions into alcoves) 4.84m (15'10") x 2.82m (9'03") With double glazed windows overlooking the front aspect, with a pair of matching curtains. Thermostatically controlled radiator. Fitted carpet. TV point. BT point. Built in wardrobes with a pair of mirror fronted sliding doors with internal hanging rail and shelf. Door to:

EN-SUITE SHOWER ROOM White bathroom suite comprising a low level WC, pedestal wash basin and shower cubicle with fully tiled walls, a thermostatically controlled shower with rose and rail and a bi-fold glazed door. Ceramic tiled floor. Tiled walls from the floor to dado rail height in a modern choice of tiling. Ceiling downlighters. Shaver point with mirror over the basin. White 'ladder style' heated towel rail. Bathroom extractor.

BEDROOM TWO 2.95m (9'08") x 3.3m (9'11") Double glazed window overlooking the front aspect. Pair of matching curtains. Ceiling spotlights. Fitted carpet. Thermostatically controlled radiator. Built in cupboard with internal hanging rail and shelf. Further door to a storage cupboard, with a light.

From the first floor landing there is a door to the airing cupboard with a hot water cylinder with immersion and timber slatted shelf with linen storage.

BATHROOM A modern attractively fitted bathroom with white tiling in part from floor to ceiling, with a modern border. Panelled bath with chrome coloured hand grips. Shower over. Thermostatically controlled shower rose and rail. Glass shower screen. Low level WC. Pedestal wash basin with large feature mirror and shaver point. Ceramic tiled floor. White 'ladder style' heated towel rail. Ceiling spotlights. Extractor.

OUTSIDE AND GARDEN To the front of the property there is a block paved **PARKING SPACE** in front of the garage. At the rear there is an attractive, well stocked landscaped terraced garden and a patio area with a **SMALL SHED** for garden tools. Outside light. Water butt. Steps lead to a terraced garden, where at the top there is a **SUMMERHOUSE** and a decked area enjoying fine views over Beer to the Church, and in particular to the sea in the distance. At the top of the garden there is a pedestrian gate which leads to rear access to the property.

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

POSSESSION Vacant possession on completion.

REF: DHS00997

TENANCY DETAILS

Rental:
£885.00 per calendar month (payable monthly in advance)

Deposit:
£1,020.00 (payable before signing the Tenancy Agreement)

Reservation Fee: £204.23

Tenancy Type: Assured Shorthold
Term: 6-12 months initially, or longer by negotiation
Available: Late February 2020
Restrictions: No Smokers.
No Pets. No Sharers. Children considered at the 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.

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.

