

Church Street,  
Sidford

**Harrison-Lavers  
& Potbury's**  
Hillsdon Management



**£600.00 Per Calendar Month**

A well proportioned two bedroom first floor flat located in the centre of the village of Sidford. To let unfurnished.



Tel: (01395) 516633  
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# Fishers Flat, 63 Church Street, Sidford, EX10 9RL

Fishers Flat is located above East Devon Physiotherapy in the centre of the village of Sidford. The property is conveniently situated for local amenities and bus services. This spacious two bedroom first floor flat is offered on an unfurnished basis. The property has a private entrance from Church Street and has accommodation on the first floor of the building. The property is decorated to a neutral colour scheme internally and has uPVC double-glazed windows and gas fired central heating.

The accommodation comprises an entrance lobby, entrance hall, spacious sitting room, kitchen, two double bedrooms and a bathroom.

The property has the benefit of the use of a single parking space which belongs to East Devon Physiotherapy, who occupy the ground floor, and can be used by the occupier of the flat outside of the business opening hours.

The accommodation with approximate dimensions comprises:

On the left hand side of East Devon Physiotherapy shop front, when facing the building, is the front door to Fishers Flat.

**UNDERCOVER CANOPY PORCH** uPVC double-glazed door with obscure glass to an:

**ENTRANCE HALL** Ribbed floor matting. Cupboard at high level containing an electric meter and fuse board. Staircase with a fitted handrail to the:

**FIRST FLOOR** Carpet. Mains smoke detector. Fully glazed door to the:

**LANDING** Two glazed opening roof lights. Access to the roof space via a ladder, and part-boarded attic. Fitted timber shelving. Honeywell central heating room stat. Mains smoke detector with battery back-up. Space for free standing washing machine. Carpet flooring. Thermostatically controlled radiator. Obscure glazed door to the:

**SITTING ROOM** 5.38m reducing to 4.48m x 4.58m (17'7 reducing to 14'8 x 15') Three uPVC double-glazed windows to the front and side, enjoying a southerly aspect and a pleasant view and outlook towards Trow Hill. Fitted nets to each window.

Plastic curtain tracks and curtains. Feature fireplace with tiled hearth, tiled surround and inset gas fire. Two thermostatically controlled radiators. TV cable. Carpet. Dado rail. Door to the:

**KITCHEN** 3.34m x 2.37m (10'11 x 7'9) Part obscure uPVC double-glazed window to the side aspect with a fitted roller blind. Fully fitted kitchen comprising a range of floor standing and wall mounted cupboards with grey high gloss door and drawer fronts, chrome handles, cream coloured work surfaces and tiled splashbacks. One and a half bowl stainless steel sink with single drainer and mixer tap. Built-in eye level electric double oven incorporating a grill and electric hob with an extractor over. Space for fridge/freezer. Worcester wall hung combi boiler for central heating and hot water. Lino floor covering. Radiator. Ceiling extractor.

From the landing there are doors to:

**BEDROOM ONE** 4.28m x 3.37m (14' x 11') uPVC double-glazed tilt and turn windows to the rear and side aspects with nets, curtain tracks and curtains. Thermostatically controlled radiator. TV point. Carpet flooring. Telephone point. Wash basin with built-in vanity cupboard and shelf with storage space below and mirror over.

**BEDROOM TWO** 3.24m x 2.36m (10'7 x 7'8) uPVC double-glazed tilt and turn window to the side aspect with net curtain, track and pair of curtains. Thermostatically controlled radiator. Carpet flooring. Mirror.

**BATHROOM** uPVC double-glazed window with obscure glazing. A white bathroom suite comprising a panelled bath with fully tiled walls over, Mira Sport electric shower with hand held attachment and rail, wall mounted hand grip, pedestal wash basin and tiled splashback, mirror fronted bathroom cabinet over and low level WC. Thermostatically controlled radiator. Lino flooring.

There is no outside space conveyed with the flat. The flat is offered on the basis that a parking space (at the rear) is included outside of the working hours of East Devon Physiotherapy, which is situated below the property. The occupier of Fishers Flat is permitted to use the single parking space between the hours of 5.30 pm until 8.00 am Monday to



Friday, and unrestricted use over weekends. (This arrangement can be withdrawn at any time).

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

**POSSESSION** Vacant possession on completion.

**REF: DHS01515**

### **TENANCY DETAILS**

Rental:  
£600.00 per calendar month (payable monthly in advance)

Deposit:  
£690.00 (payable before signing the Tenancy Agreement)

Tenancy Type: Assured Shorthold  
Term: Short or Long Term (minimum Six Months)  
Available: NOW  
Restrictions: No Pets. No Smokers.  
No Sharers. A child at landlords discretion.

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.

