

Southerton



HARRISON
LAVERS &
POTBURY'S



£650.00 Per Calendar Month

A detached studio bungalow situated in a semi-rural location with parking. To let unfurnished for twelve months initially and long term.



Tel: (01395) 516633
www.harrisonlavers.com

Winters Land Annexe

Southerton

EX11 1SD

Winters Land Annexe, formally a detached stable block provides studio accommodation and has well-proportioned living room/bedroom with vaulted ceiling, kitchen, shower room and outside, a courtyard and parking for one vehicle.

This property has recently been decorated internally to a neutral colour scheme and is presented unfurnished and has electric heating and timber framed double glazed windows. The bungalow offers a delightful semi-rural position in Southerton, on the outskirts of Newton Poppleford.

The accommodation with approximate dimensions comprises:

Sloped ramp/path to front door. uPVC double glazed door to:

ENTRANCE LOBBY Fuse board. Lino floor covering. Coat hooks. Telephone point.

KITCHEN/BREAKFAST ROOM 4.15m (13'07) x 2.57m (8'05). Double glazed timber frame windows to the front and rear aspect. Fitted kitchen comprising a range of floor standing and wall mounted units with co-ordinating worksurfaces and tiled splashbacks. Breakfast bar. Stainless steel sink incorporating drainer. Free standing electric cooker. Freestanding fridge freezer and washing machine. Ceiling down lights. Wall extractor. Tiled floor covering. Electric wall heater. Telephone point. Wall hung folding table.

SITTING ROOM/BEDROOM 4.72m (15'05) x 4.10m (13'05) Three double glazed timber framed windows to the front and side aspect with fitted blinds and curtains. Night storage heater. electric panel heater. Carpet. Wall lights. TV point.

SHOWER ROOM White suite. WC. Wash basin and pedestal. Part tiled walls. Shower with curtain. Fully tiled walls internally. Electric Mira shower. Night storage heater. Lino floor covering and extractor. Obscured double glazed timber framed window to rear aspect. Door to airing cupboard with electric water heater. Electric heater and slated shelving.

OUTSIDE AND GARDEN There is a small area of hardstanding immediately outside of the front door. Washing line and single parking space.

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

EPC: E - 49

REF: DHS02334

TENANCY DETAILS

Rental:

£650.00 per calendar month including water (payable monthly in advance) Plus utilities and Council Tax.

Deposit:

£750.00 (payable before signing the Tenancy Agreement)

Holding deposit: £150.00

Tenancy Type: Assured Shorthold

Term: Long Term (minimum twelve Months initially)

Available: 01.04.24

Restrictions: No Pets. No Smokers.
No Children. The property would suit a single person, professional, mature, or retired.

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 through Propertymark.

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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