

Sid Vale Close,  
Sidford

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



**£695.00 Per Calendar Month**

A very well presented and purpose built two bedroom ground floor apartment occupying a level position and enjoying a pleasant outlook over the communal gardens.  
To let furnished or part furnished for a period of twelve months initially and long term.



**Tel: (01395) 516633**  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

## 5 Sid Vale Court, Sid Vale Close, Sidford EX10 9PJ

Sid Vale Close is located off School Street in the village of Sidford. Sid Vale Court is a purpose built block of apartments. Flat 5 is located on the ground floor and has been modernised in recent years and decorated internally to a neutral colour scheme.

The property has the benefit of a modern, fully fitted kitchen and bathroom suite, together with gas fired central heating and is available as either a furnished or unfurnished let. There are communal grounds to the front and rear of the development, which are attractively set out and maintained by the Management Company. There is roadside parking available at the front of the property, which is unrestricted and the occupier is permitted to park one vehicle in front of the garage which is excluded from the let.

The accommodation with approximate dimensions comprises:

From the front of the building a footpath provides access to:

### BLOCK 5 – 8

**COMMUNAL ENTRANCE HALL** Door to:

#### FLAT 5

**ENTRANCE HALL** Carpet flooring. Radiator. Telephone point. Mains smoke detector. High level fuse board. Wall mounted coat hooks. Potterton central heating time clock and programmer. Door to the:

**SITTING ROOM** 5.09m (16'08) x 3.52m (11'06) Large window enjoying a pleasant outlook over the front gardens and with far reaching views to the hills beyond. Single glazed leaded Crittall windows with internal secondary glazing. Carpet flooring. Feature fireplace with timber surround, paved hearth and freestanding stainless steel trimmed electric fire. Telephone point. TV point. Single glazed timber door with secondary glazing leading to an undercover verandah. Thermostatically controlled radiator. Wall light and matching ceiling light. Curtains.

**KITCHEN** 3.85m (12'07) x 2.3m (7'06) uPVC double glazed window and adjoining back door, with a pleasant outlook over the rear gardens. A modern, attractively fitted kitchen comprising a range of floor standing and wall mounted cupboards with cream 'shaker style' drawer and door fronts, stainless steel handles, butchers block effect worksurfaces and co-ordinated tiled splashbacks. Stainless steel sink unit incorporating a draining board and a chrome mixer tap. Built in stainless steel under counter single electric fan assisted oven with grill. Stainless steel four burner gas hob with integrated extractor over with light and variable fan speed. Freestanding washing machine. Tile effect laminate floor

covering. Central ceiling light with low voltage directional downlighters. Roller blind to the window and door. Radiator with trv control. Wall hung Potterton gas fired combi boiler for central heating and hot water. Door to a storage cupboard containing timber shelving.

From the entrance hall there is a door to:

**BEDROOM ONE** 3.65m (11'11) x 2.79m (9'01) uPVC double glazed window with a pleasant outlook over the rear garden. Carpet flooring. Radiator with trv control. Curtains.

**BEDROOM TWO** 2.82m (9'03) x (10'10) Single glazed leaded Crittall window, with a pleasant outlook to the front aspect. Carpet flooring. Radiator with trv control. Curtains.

**BATHROOM** A modern attractively fitted white bathroom suite comprising a low level WC with dual flush cistern, pedestal wash basin. Panelled bath with silver hand grips, bath/shower mixer tap with hand held shower attachment and wall mounted rail over. Shower curtain. Part tiled walls from floor to dado rail height, increasing to floor to ceiling height over the bath. Tile effect lino floor covering. 'Ladder Style' heated towel rail with trv control. Central ceiling light. Wall mounted bathroom extractor. Mirror fronted bathroom cabinet over the basin.

**OUTSIDE AND GARDENS** There are gardens to the front and rear of the development and a garage block to the left hand side. The garage for apartment 5 is excluded from the tenancy, however the tenant is permitted to park a single vehicle in front of the garage and unrestricted parking is available on the roadside within Sid Vale Close. The gardens are maintained by the Management Company and for the benefit of all residents. A private verandah for the sole use of Flat 5 is accessed via the sitting room and has a paved undercover terrace, suitable for a table and chairs, with a pleasant outlook over the front garden and with far reaching views to the hills beyond.

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

**REF: DHS01214**



## **TENANCY DETAILS**

Rental:  
£695.00 per calendar month (payable monthly in advance)

Deposit:  
£695.00 (payable before signing the Tenancy Agreement)

Tenancy Type: Assured Shorthold  
Term: 12 months initially, and long term.

Available: April 2019

Restrictions: No Pets. No Smokers.  
No Children. No DSS.  
No Sharers. Would suit a single person, or couple, professional or retired.

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, telephone (if applicable), water rates, council tax and for registering with the relevant service providing authorities.

The tenant is responsible for the cost of preparing the Tenancy Agreement and inventory of £160.00 inc.VAT. Upon signing the agreement, the tenant will be required to lodge the deposit. This will be returned at the end of tenancy subject to the property being left in its original condition. There will also be an additional charge of £90.00 per person for taking up references, payable upon rental application.



## 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)

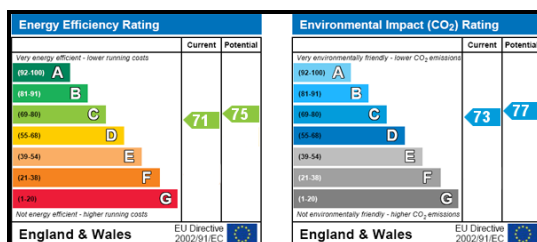
Deed of Guarantee Document: £24.00 including VAT - A requirement for a Guarantor

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.

Rents are payable in advance by Standing Order



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