

# Heamoor Lodge West Beer Farm, Cheriton Bishop, Exeter, Devon, EX6

6HF

£1,025 PCM

A well-presented two bedroom barn conversion in a beautiful setting with allocated parking. This property boasts two good sized bedrooms along with a large open plan kitchen/dining area. The living area also follows through onto the garden situated at the side of the property which is perfect for entertaining on warm summer evenings.

### Description

A fantastic and spacious two bedroomed barn conversion in a beautiful rural location. The property comprises of an entrance hall with a cloakroom leading to a large kitchen with an island unit. There is also a good sized living room with a log burner and French doors leading out to a spacious and private garden. There two double bedrooms both with En-suite and there is a separate patio area. This property also benefits from Oil fired central heating and Parking for two cars. A garage is available by separate negotiation with the Landlord.

### Cheriton Bishop

The property lives about two miles from Cheriton Bishop; a village and civil parish situated on the northern borders of Dartmoor National park between Exeter and Okehampton. It is perfect location for anyone looking for a rural property with easy access to the A30.

### General Conditions Lettings

Upon application we require one weeks rent as a holding deposit. Applicants will also need to sign a holding deposit form in order to secure the Property. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.

### Lettings enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [lettings@weldenedwards.co.uk](mailto:lettings@weldenedwards.co.uk).

- Two double bedrooms
- Off road parking
- Oil fired central heating
- Two ensuite bathrooms
- Rural location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		67	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		