

10 Manor Close, Kentisbeare, Cullompton, EX15 2BG

£1,095 PCM

A well presented three bedroom property located in the desirable area of Kentisbeare. The property consists of a modern kitchen, large lounge/dining area benefiting from a log burner, to the rear is a conservatory leading out to the patio garden. Upstairs, there are two double bedrooms, one good size single bedroom and a family bathroom with a shower over the bath. Driveway parking. Tenants will not have access to the garage.
Heating: Wood burner and LPG

Description
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Kentisbeare
Kentisbeare Village is just 3 miles or 5 minutes from the M5 Junction 28 (Cullompton) exit. Kentisbeare is a small, traditional village with a scattered population of approximately 700. There is a church, post office/shop, public house, thriving primary school and pre-school, together with cricket and football clubs. It is also in the Uffculme Comprehensive catchment area.

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.

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.

- Village Location
 - Lounge/Diner
 - Three Bedrooms
 - EPC rating D
 - Council Tax Band C
- Modern Kitchen
 - Log Burner
 - Rear Garden
 - Garage not available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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