



4 Pyne Gardens, Upton Pyne, EX5 5JE

£1,650 pcm

4 Pyne Gardens

Upton Pyne, Exeter, EX5 5JE

- 3 Bedroom detached property
- Popular location
- Excellent condition
- Energy rating C
- Off road parking and garage
- Beautiful views from the rear of the property

4 Pyne Gardens is a very well appointed detached 3 bedroomed property located in the popular village of Upton Pyne. The house is set in a quiet cul-de-sac location backing onto open farmland and enjoying picturesque rural views. With only a few minutes drive from Exeter it's perfect for commuting, schools and socialising.

On the ground floor the property has an open plan living room/dining room/office space with patio doors leading out onto the rear garden, galley style kitchen with plenty of cupboard space and W/C.

On the first floor there are 2 double bedrooms and 1 single with a built in wardrobe/cupboard. There is a good sized family bathroom with bath and separate walk in shower.





Outside to the front there is a lawned garden with driveway and a single detached garage and to the back of the property is a lawned garden and patio area with views out over the Devon countryside.

TERMS :

Available - Now

Rent - £1650pcm

Deposit - £1650

Unfurnished

Pets - Considered

Heating - Mains gas

Tax Band - D

DIRECTIONS : For sat nav purposes please use the property address or postcode

What3words - [///ivory.community.twig](https://www.what3words.com/ivorycommunitytwig)



Situated in Upton Pyne, approximately three miles from the centre of Exeter, making it an easy commute into the city and to Exeter St David's railway station. Surrounded by glorious Devon countryside, offering excellent walking and horse riding facilities. There is a very good local community with a village hall, historic church and licensed social club which holds numerous events throughout the year. The nearby village of Brampford Speke offers an excellent local primary school and a public house, "The Agricultural Inn". A mile away is the main Crediton road with bus routes in and out of the city, and the popular Bernaville Nurseries.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with

the Right to Rent check, which is a legal requirement now for all tenancies - this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

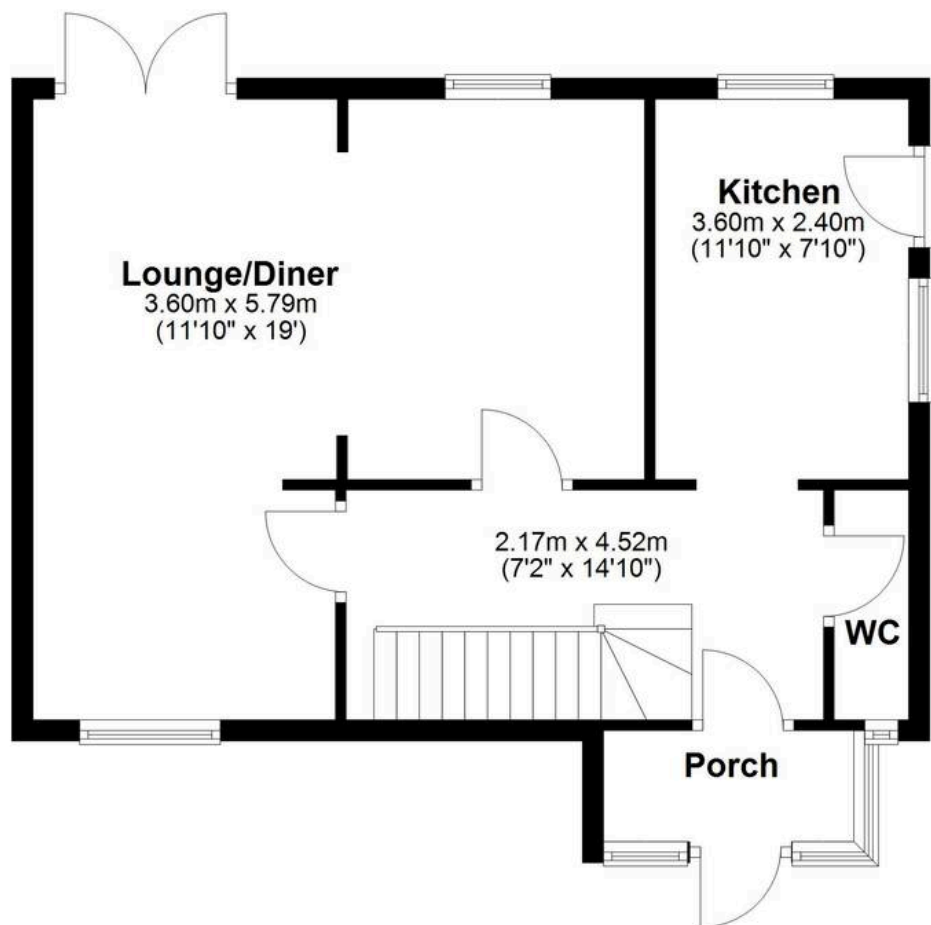
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/renting-guide>



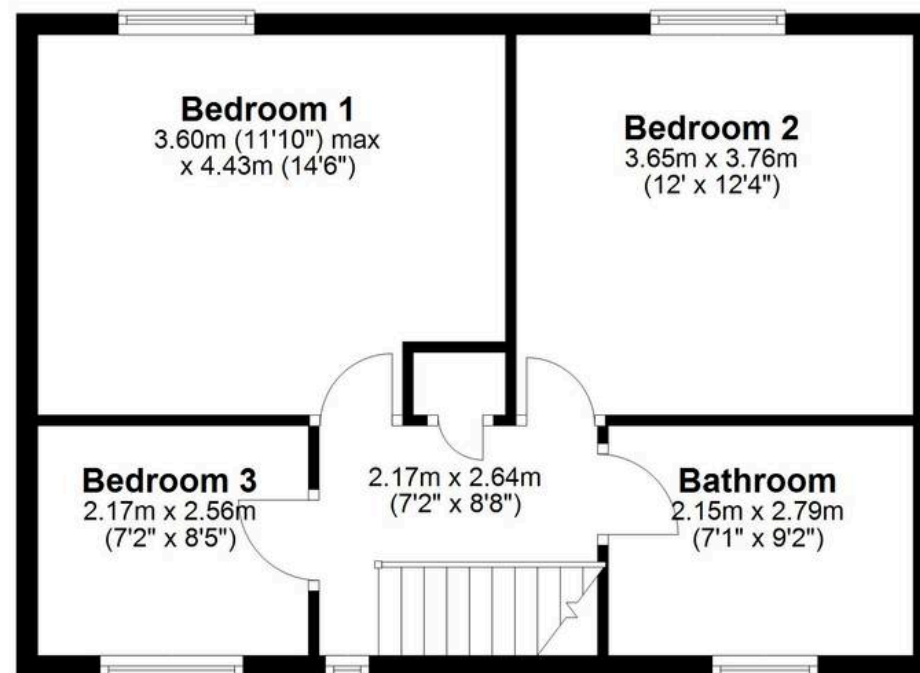
Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.2 sq. feet)



Total area: approx. 100.3 sq. metres (1080.1 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.