



Moor Farm, Upton Pyne, EX5 5HZ

£2,550 pcm

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# Moor Farm

Upton Pyne, Exeter

- Large, detached barn conversion
- Property presented as new
- Council tax included
- Water and sewerage included
- Underfloor heating on ground floor
- Garden, raised beds and parking for several cars
- 4 double bedrooms (one ensuite)
- Excellent location on edge of village but close to city centre
- Fully triple glazed doors and windows
- Log burner

Moor farm is a unique property on edge of Upton Pyne only a short walk to the village and 5 minute drive to Exeter. The large barn conversion offers spacious living over two floors via a private entrance and benefits from a large parking area as well as a garden and raised beds plus an outbuilding comprising of kennels and outdoor store suitable for garden tools or garden furniture



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The ground floor consists of a spacious entrance hall and a very spacious kitchen/open plan living area that benefits from high ceilings, multiple full length windows and double doors to the rear allowing lots of natural light. The high gloss kitchen units are as new with integrated dishwasher and a Range style electric cooker. Adjoining the kitchen is a large utility, equipped with shower room and access to the rear, as well as under stair storage, WC and cloakroom. The lounge is also very spacious with windows on two sides and a log burner with exposed flue. There is a large store room with double doors, accessed adjacent to the main door via a separate entrance. On the first floor there are 4 double bedrooms, of which one is ensuite, and the family bathroom.

The heating and hot water system are powered by oil and the first floor has full underfloor heating with radiators on the first floor. The property rental cost is inclusive of council tax and sewerage costs

TERMS :

Available - Immediately

Rent - £2550pcm (inclusive of Council tax, water and sewerage)

Deposit - £2550

Unfurnished

Pets - Considered

Heating - Oil central heating and log burner

EPC - C74



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From Exeter City Centre proceed out through Cowley and take the A377 towards Crediton. Before reaching Bernaville Nurseries on your left, take the right turn signed Upton Pyne & Brampford Speke and follow this road right through the village of Upton Pyne and out the other side, signposted Thorverton. Continue on this road for a short distance and Moor Farm will be found on your right hand side

For sat nav please use the postcode or the property address

What3words - [///flukes.chair.tentacles](https://www.what3words.com/#!/flukes.chair.tentacles)

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!

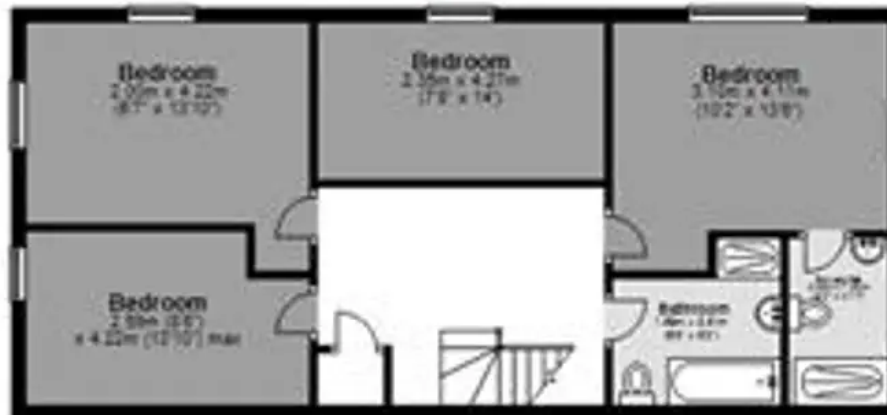
You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>



**Ground Floor**  
Approx. 176.4 sq. metres (1882.6 sq. feet)



**First Floor**  
Approx. 72.9 sq. metres (784.2 sq. feet)



Total area: approx. 249.3 sq. metres (2672.2 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.