



2 Yelland, Sandford, EX17 4EN

£1,000 pcm

HELMORES
SINCE 1699

2 Yelland

Sandford, Crediton, EX17 4EN

- 4 Bedroom, semi-detached property
- Peaceful location
- Large gardens
- Covered, private parking
- Large lounge with Log Burner
- Bath and separate shower
- Well equipped, modern kitchen

2 Yelland is a well proportioned, 4 bedroom, semi-detached property located on the Kennerleigh road approximately 2 miles from Sandford. The property is accessed via a shared drive from the road that services 3 properties and the farm. On the approach to the property there is a covered barn with space for 2 cars and on entering via the gate at front of property there are large gardens to the front and side of the house, these are mainly lawn with some planting beds. On entrance to the property on the ground floor there is a large lounge with log burner and an entrance hall that leads to the large kitchen/diner which in turn follows through to the utility rooms and wc. On the first floor there are 4 bedrooms along with an excellent family bathroom with bath and separate shower. The property is presented in excellent condition throughout is fully double glazed and benefits from great views.





Terms;

Available - Immediately

Rent - £1000pcm

Deposit - £1000

Unfurnished

Pets - Sorry not for this property

Heating - electric

Travel from Crediton and go to, and through Sandford on the Kennerleigh road and after 2 miles take the right turn, signposted Yelland farm. Once leaving the road follow the private road around to the right and the property will be found on your left.

For sat nav purposes please use Yelland farm or the postcode

What3words - [///span.masterful.intervals](#) (this will get you to the vicinity but cannot get an exact match for this property)



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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!

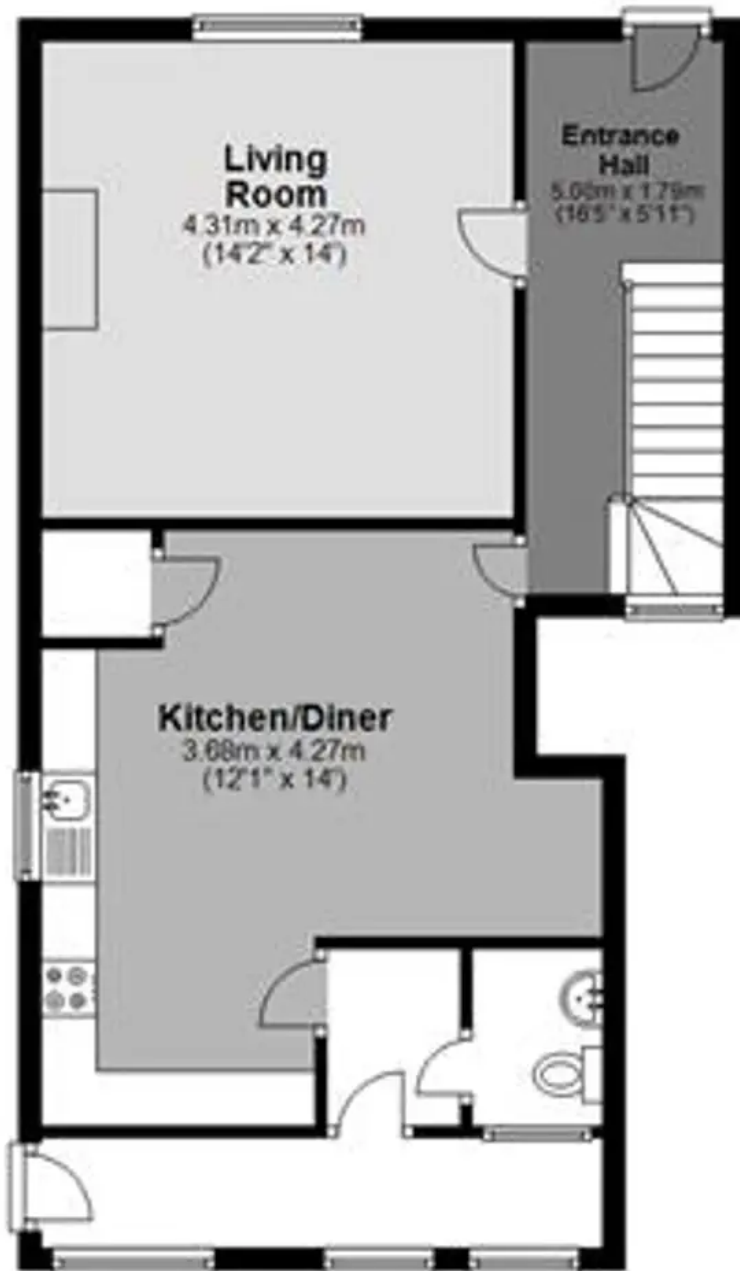
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



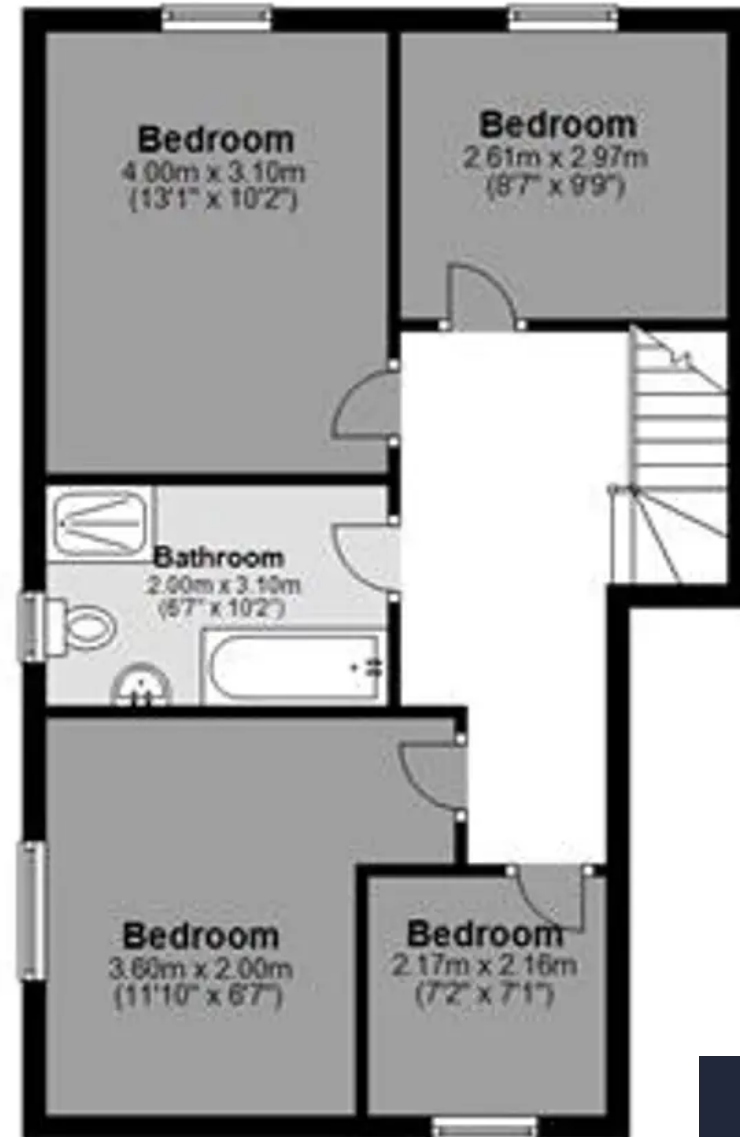
Ground Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 114.6 sq. metres (1233.5 sq. feet)

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