



9 Parliament Street, Crediton, EX17 2BP

£875 pcm

9 Parliament Street

Crediton

- Three storey town house
- Convenient location
- Private, walled courtyard area
- Gas central heating
- Internally redecorated
- New carpets
- Council tax - Band B
- EPC : D

This period property is ideally located close to the Town Square and High Street as well as Newcombes Park and all other local amenities and public transport links. The three storey property has a living room and kitchen on the ground floor with a rear conservatory/porch as well as a small, outside, private, walled courtyard. The character staircase then leads on to the first floor where there is a large double room as well as a generously proportioned family bathroom which is equipped with bath and separate shower. On the second floor there are two further bedrooms, one of which is another large double room. The property has just undergone a complete interior redecoration as well as having new carpets throughout. This is a long term rental property and you will need to be quick, so please call and we can arrange viewings.





Terms;

Available - Early November

Rent - £875pcm

Deposit - £875

Heating - Gas central heating

Unfurnished

Pets - Unfortunately not for this property

Council tax - Band B

EPC rating - D

DIRECTIONS: The house is situated between the Town Square & Newcombes Library/Park, which in turn are just a short walk from the High Street

For sat nav - please use property address or postcode

What3words - ///cropping.orbited.typist

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



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!

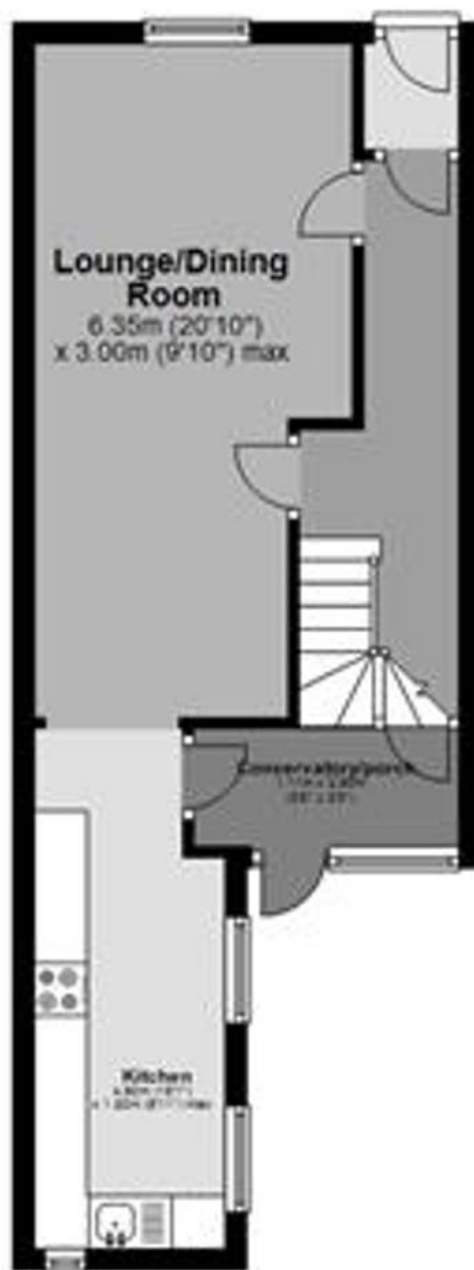
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



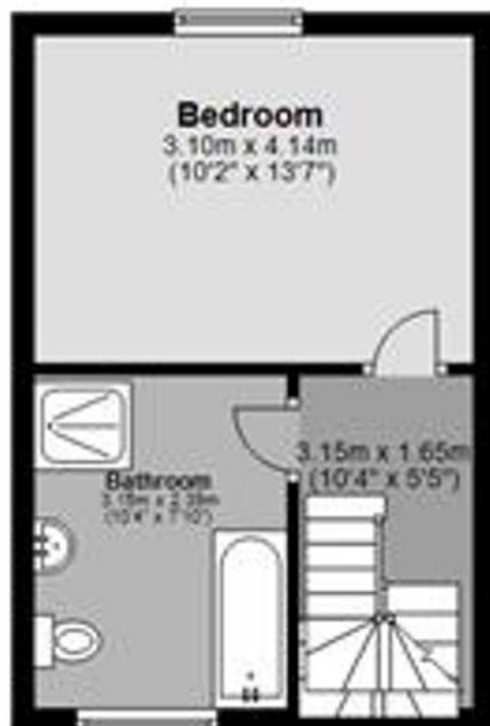
Ground Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



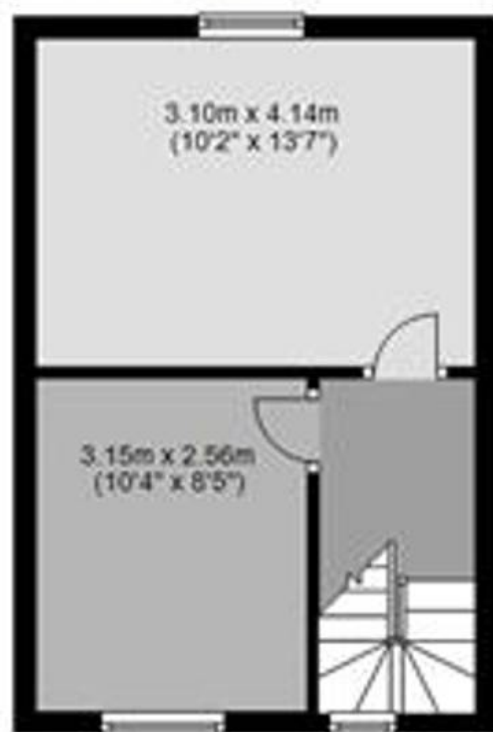
First Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



Second Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



Total area: approx. 89.7 sq. metres (965.8 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.