



Bolts Farm, Coleford
£1,500 pcm

Bolts Farm

Coleford, Crediton

- Substantial 4 bedroom farmhouse
- Large garden and parking for several cars
- Conservatory
- Oil fired central heating
- Master bedroom with ensuite
- Inbuilt oven, hob and dishwasher
- Log burners in lounge and dining room

Bolts Farm offers very generous living space in this 4 bedroom, detached farmhouse in Coleford, just 5 minutes from Crediton. The property is accessed via a short drive to the elevated position with parking for several cars and large level garden and outbuilding.

The ground floor of the house has living room, separate dining room and kitchen as well conservatory, wc and utility along with two further rooms for storage or office use. On the first floor there are four bedrooms, all of which are doubles (1 ensuite) as well as the family bathroom. The property has undergone some recent refurbishment and new flooring and is equipped with oil central heating, double glazing and log burners in both the living room and dining room.





TERMS :

Available - Now

Rent - £1500

Deposit - £1500

Unfurnished

Pets - Considered

Heating - Oil

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

What3words - [///respond.reflected.skews](https://www.what3words.com/#!/respond.reflected.skews)

COLEFORD is a journey back in time, a prime example of a traditional Devon hamlet. It is a designated conservation area, with a whole host of irreplaceable listed cottages and buildings. It is also home to 'The New Inn', known locally for its outstanding food. It is no secret that Coleford is a beautiful village - but it is also fit for a king. King Charles 1 is said to have visited Coleford during the civil war, stabling his horses there on the 22nd of July 1644, and inspecting his troops from the porch of Spencer Cottage. The nearest market town to Coleford, for a selection of modern facilities is Crediton - 3 miles to the east.

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.



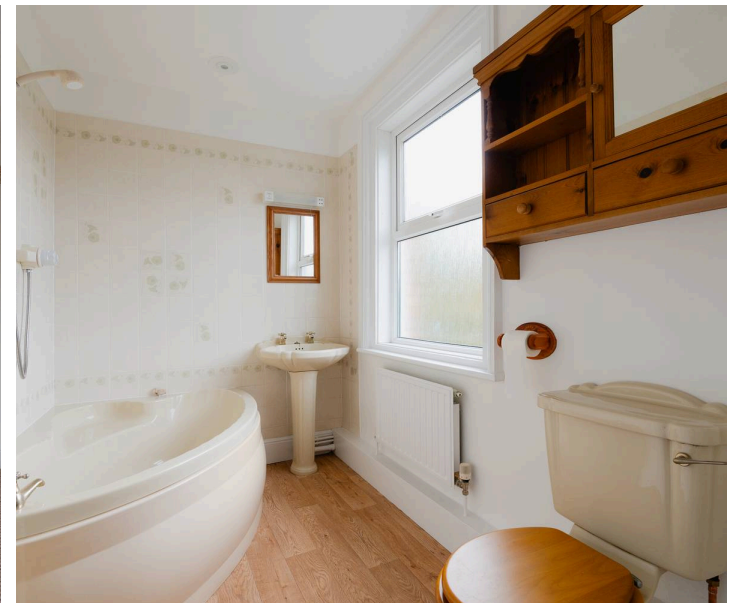
I want to APPLY! What next?

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!

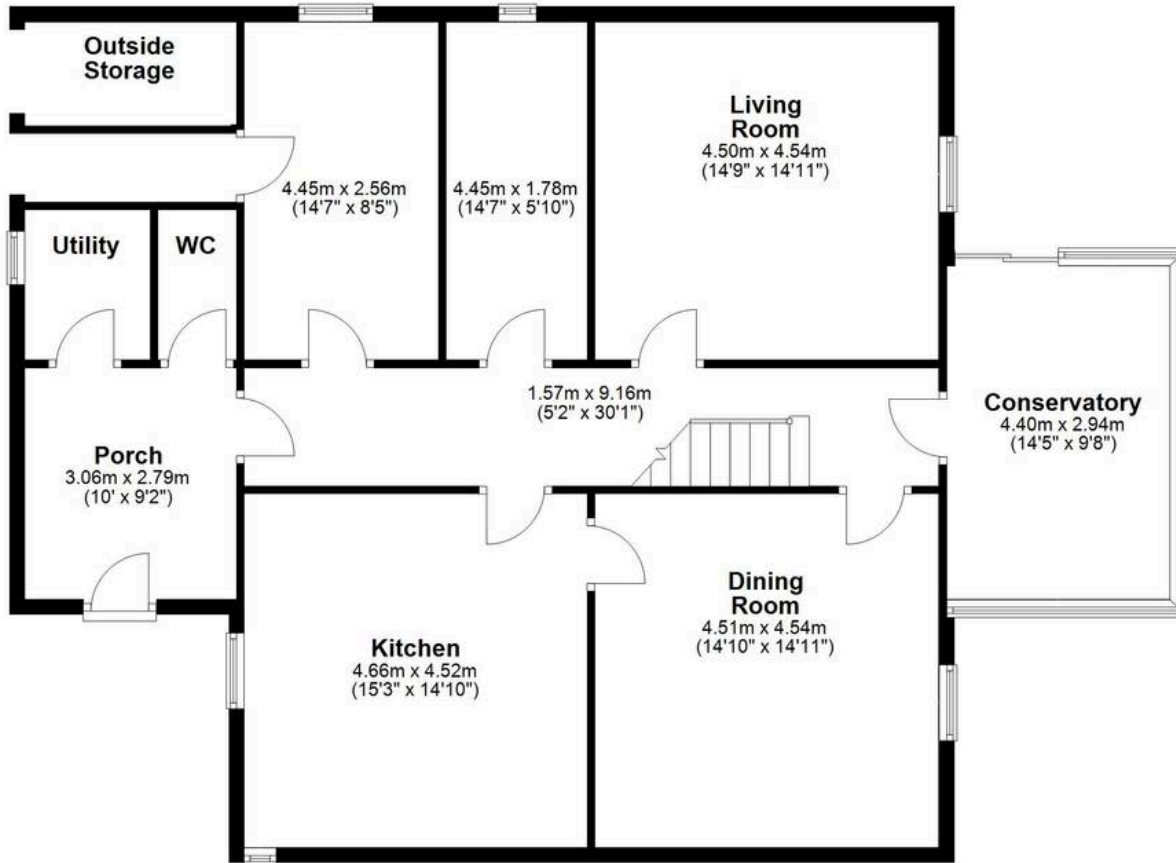
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



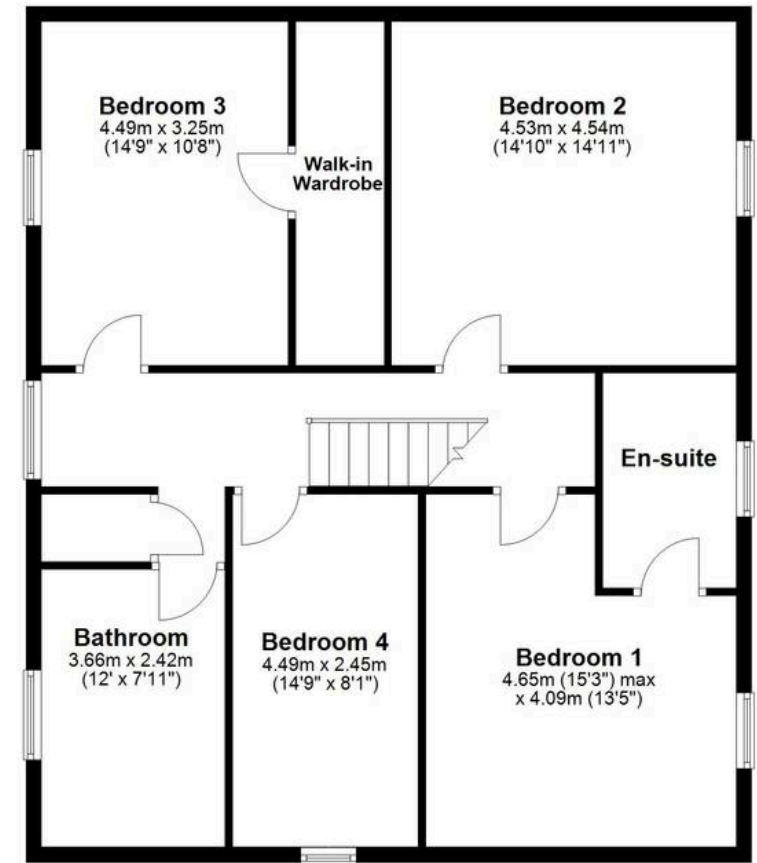
Ground Floor

Approx. 134.2 sq. metres (1444.8 sq. feet)



First Floor

Approx. 99.2 sq. metres (1067.7 sq. feet)



Total area: approx. 233.4 sq. metres (2512.5 sq. feet)



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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.