



**Wellcoombe Bungalow, Cheriton Fitzpaine, Crediton, EX17 4JS**

**£1,300 pcm**

# Wellcoombe Bungalow, Cheriton Fitzpaine

Crediton

- Very modern bungalow
- Quiet, rural location
- Excellent quality of finish
- Almost new property
- Very large, secluded garden
- Water and sewerage included

Wellcombe Bungalow is a modern property situated just outside the village of Cheriton Fitzpaine. The bungalow offers very spacious living in a nearly new home. The accommodation comprises 3 very generous double bedrooms as well as large living room and well equipped, modern kitchen with electric range cooker. The property is fully double glazed and benefits from the installation of a combi boiler. Adjoining the property is a large purpose-built outbuilding which would be ideal as a workshop. The front and side gardens are very large, all laid to lawn and are very private. The rental is inclusive of water and sewerage costs.





TERMS :

Available : Now

Rent : £1300pcm inclusive of water and sewerage

Deposit : £1300

Unfurnished

Pets : Unfortunately not for this property

No smoking

Council Tax : D

EPC rating : D

DIRECTIONS : Take the A3072 towards Tiverton from Crediton, and take the Cheriton Fitzpaine turn and follow this road for approximately 1.5 miles. At ford cross take a right turn (signposted Way Village) and the turn to Wellcombe bungalow is then 200 yards on your right

Sat nav - Please use property address or postcode

What3words - [///aboard.widest.approach](https://www.what3words.com/aboard.widest.approach)



Cheriton Fitzpaine sits in a vast and hilly lowland region of Devon, 9 miles from the City of Exeter and 1.5 miles northeast of the Crediton/ Tiverton A3072 road – a route that could be argued to be one of the most stunning sunset drives in the county. The village appears timeless and has many listed cottages with the classic poured custard thatched roofs. Notably there's also a gothic church, known for its hard edges and sharp peaks. There are two pubs, The Ring of Bells and The Half Moon Inn – both of which are unique, but equally Devonian in spirit. Cheriton Fitzpaine is a substantial size and has a multi-million pound primary school, a Doctor's surgery and a post office/ shop, plus Thornes Farm Shop, Café & Deli on the route into the village which is home to some exceptional quality homegrown produce. Local children are fortunate to be able to use (acquire grass stains in!) and shoot hoops in 'Jack's Acre', a large playing field/ park maintained by the parish council.

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>

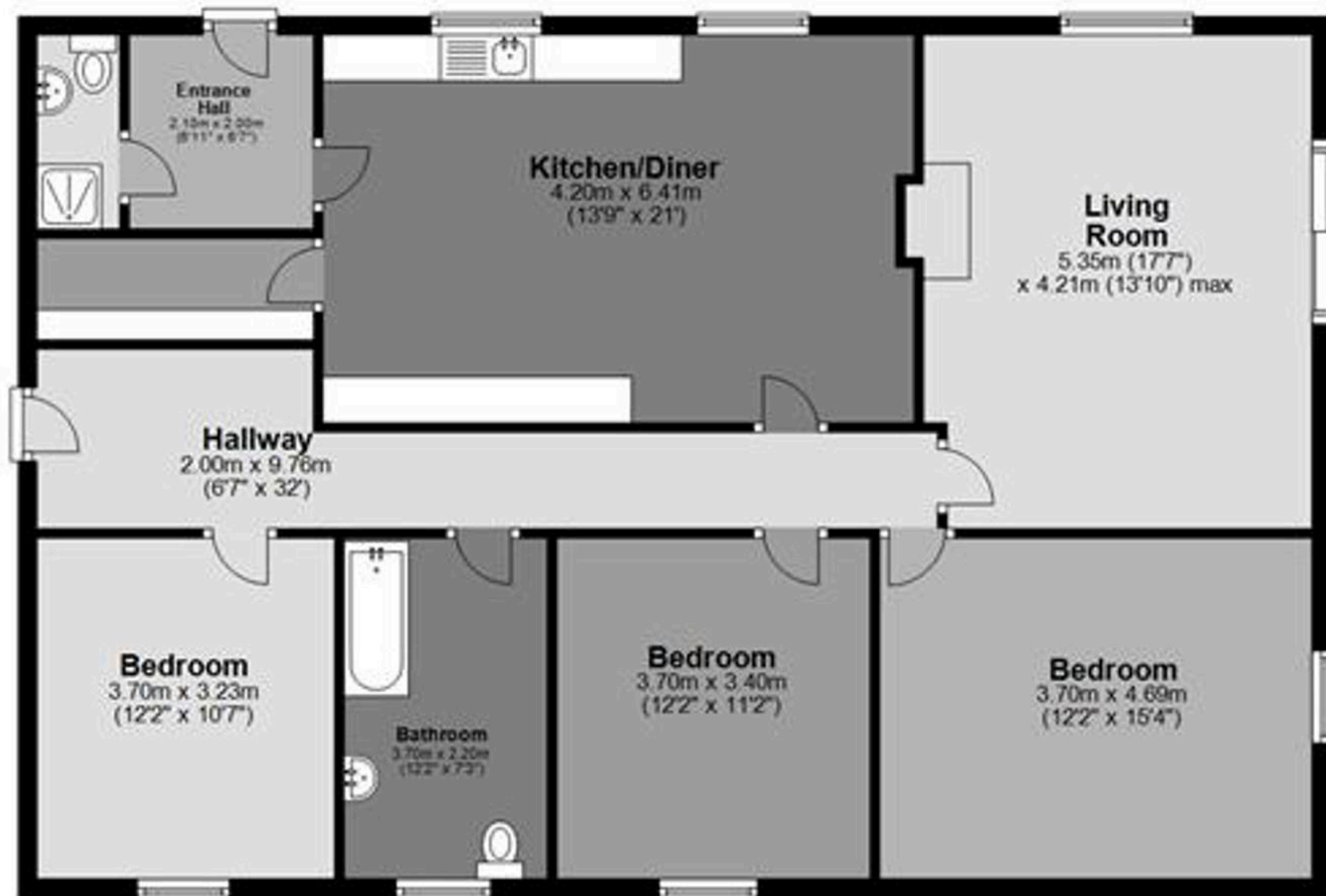
HELP! I need more information on the whole renting process!

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!



## Ground Floor

Approx. 126.3 sq. metres (1359.8 sq. feet)



Total area: approx. 126.3 sq. metres (1359.8 sq. feet)



## Helmores

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