



**The Grange Cottage, Lapford, EX17 6LX**

**£975 pcm**



# The Grange Cottage

Lapford, Crediton

- Delightful two bedroom cottage
- Peaceful, rural location
- Beautifully decorated and presented property
- Garage and further parking space
- Private garden and adjacent lawned garden
- Log burner

The Grange Cottage is a wonderfully presented, picturesque, 2 bedroom cottage set in a tranquil location on the outskirts of Lapford. The property is reached via a private drive that services three properties. To the front of the property there is a delightful, enclosed and private courtyard as well as an adjacent lawn, garden area. There is also the benefit of a garage and private parking space. Once inside the property there is an abundance of charm and great combination of character and modern features. The living room is spacious and comfortable and the log burner makes it ideal for cosy, winter evenings. The kitchen/diner is very well appointed and has an adjoining utility room as well as ground floor wc. On the first floor there are two very well proportioned and attractive double bedrooms and a family bathroom.





The property is photographed furnished as has been let as a holiday cottage but will be unfurnished for rental. White goods will remain at the property.

This property is ideally suited for a couple

This is bound to be popular so please contact us to arrange a viewing asap.

TERMS :

Rent - £975pcm

Deposit - £975

Heating - Electric and log burner

Unfurnished

Available - Now

Pets - Considered

DIRECTIONS : From the A377 take the turning signposted 'Lapford' & head up into the village, continue through the village past the Malt Scoop public house. At the top of the village there is a right turn down a track (signposted The Grange cottage)

What3words - [///tangible.cascaded.goad](https://www.what3words.com/#!/tangible.cascaded.goad)

For sat - please use the postcode or 'The Grange'

Lapford is a large village, beyond Morchard Road on the A377 - 9 miles from Crediton and 16 miles from the City of Exeter. Like most Devon parishes, it's not far from a lovely collection of trees - Eggesford Forest is just up the way, a regal coniferous plantation that plays host to variety of creatures including adders, butterflies, buzzards and woodpeckers (and badgers!). The village itself has a sizeable playing fields with a football pitch and a busy pub - The Old Malt Scoop Inn, once a 16th Century coaching inn - which now offers an à la carte dining experience, using only the best local produce.





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>





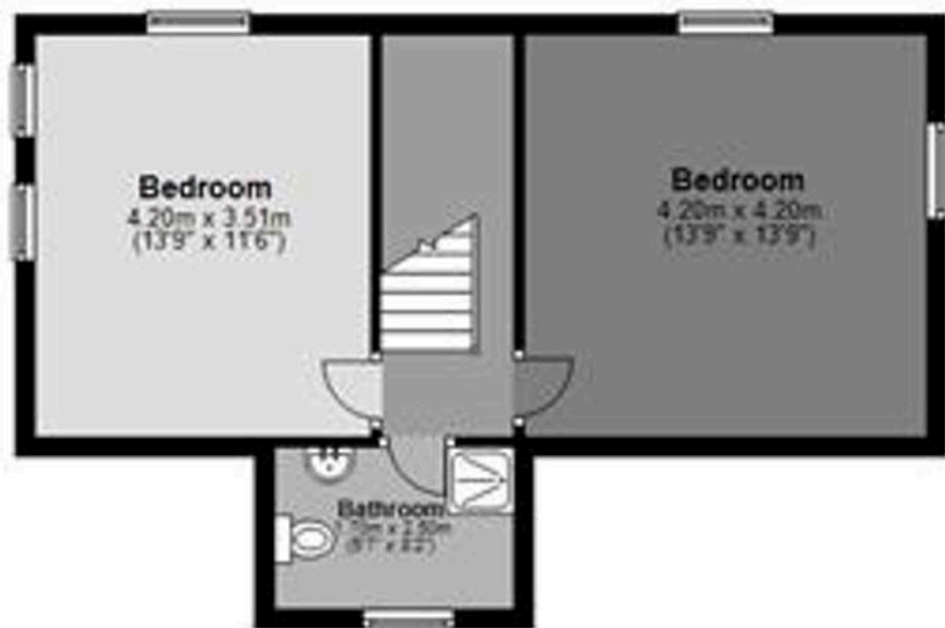
### Ground Floor

Approx. 66.7 sq. metres (599.7 sq. feet)



### First Floor

Approx. 43.6 sq. metres (468.4 sq. feet)



Total area: approx. 99.2 sq. metres (1068.1 sq. feet)





## Helmores

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