



64 Beech Park, Crediton
£1,600 pcm

64 Beech Park

Crediton, EX17 1HW

- Large 4 bedroom detached property
- Convenient edge of town location
- Family bathroom and ensuite
- Large, private rear garden
- Private parking and garage

64 Beech Park is a good sized, 4 bedroom, detached property in a popular and quiet residential estate with private drive and garage. The property also benefits from a large, private rear garden. The ground floor of the property comprises of living room, separate dining room with patio doors to garden along with kitchen and utility with wc. On the first floor there is the master bedroom with ensuite as well as three further bedrooms and family bathroom. The whole property benefits from full double glazing and gas central heating.

Terms;

Available - Very soon

Rent - £1600pcm

Deposit - £1600

Unfurnished





Pets Considered

EPC - C

Council tax - Band E

Directions - For sat nav please use the property address or postcode

What3words - ///estuaries.overhaul.legs

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, pubs, a farmers’ market and bakeries, jam packed with mouth watering 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 with some dates and times that suit you.

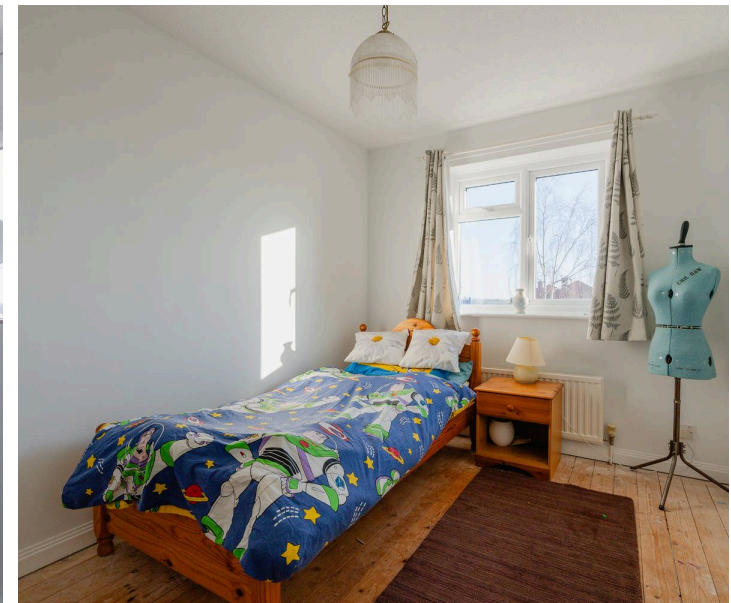
I want to APPLY! What next?

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!

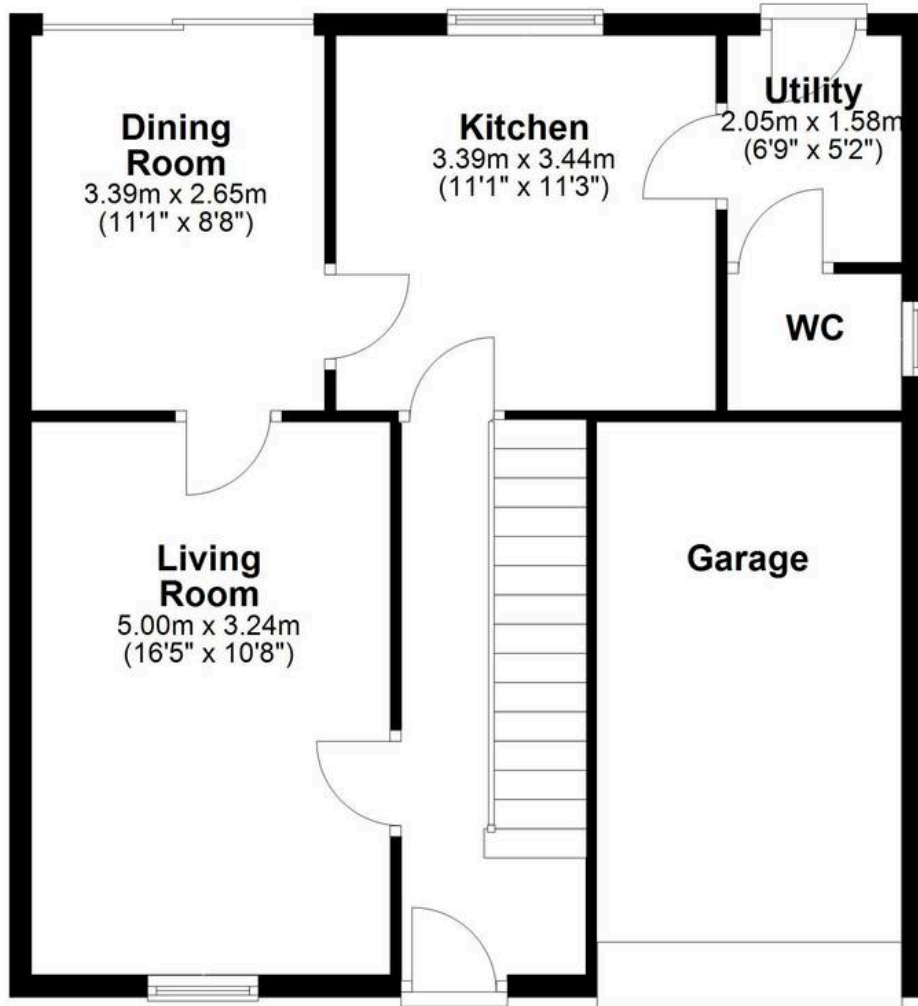
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



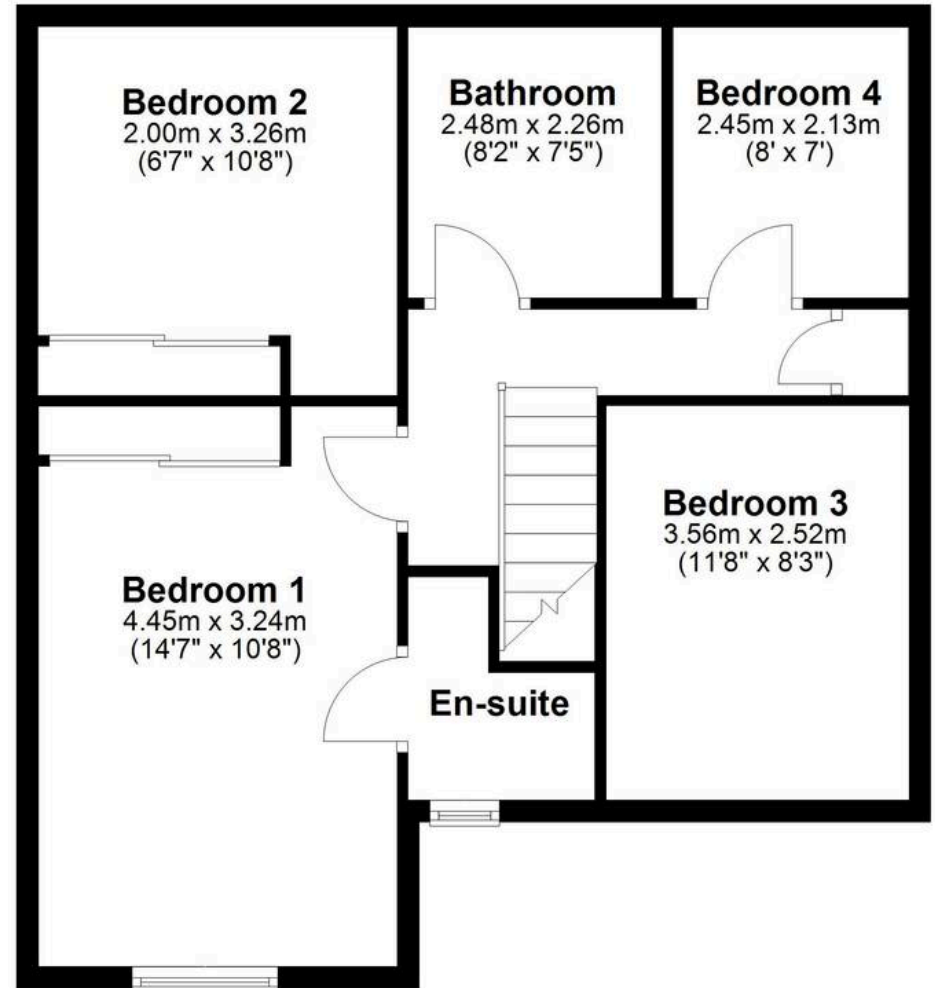
Ground Floor

Approx. 66.8 sq. metres (719.0 sq. feet)



First Floor

Approx. 59.0 sq. metres (634.8 sq. feet)



Total area: approx. 125.8 sq. metres (1353.8 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.