



14 Molyneux Drive, Crediton, EX17 3FH
£1,300 pcm

14 Molyneux Drive

Crediton, EX17 3FH

Modern, well-presented, three bedroom property with master ensuite, garage and drive

- Modern 3 bedroom, terraced property
- Gas central heating and fully double glazed
- Master en-suite
- Garage and off road parking
- Very well presented throughout

This modern terraced property offers an excellent home over three floors, with a large entrance hallway having internal access to the garage and storage under the stairs. The first floor includes a living room with views, the kitchen diner with double doors to the rear garden and fitted kitchen and cloakroom serving this level. The 2nd floor includes three bedrooms, with the master enjoying the views, built-in wardrobes and a lovely en-suite shower room as well as the family bathroom.

Outside: To the rear is an enclosed lawned garden with side access gate. To the front is off-road parking leading to the garage which has light, power and plenty of space for a car and storage/workshop to the back.





TERMS :

Available - Very soon

Rent - £1300pcm

Deposit - £1300

Heating - Gas

Pets - Unfortunately not for this property

Unfurnished

EPC - Band B

Council Tax - Band C

DIRECTIONS:

Sat nav - use postcode or property address

What3words - ///upsetting.lately.cheek

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, three 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!

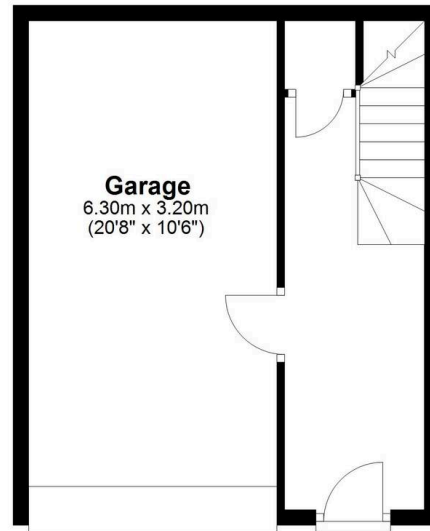
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



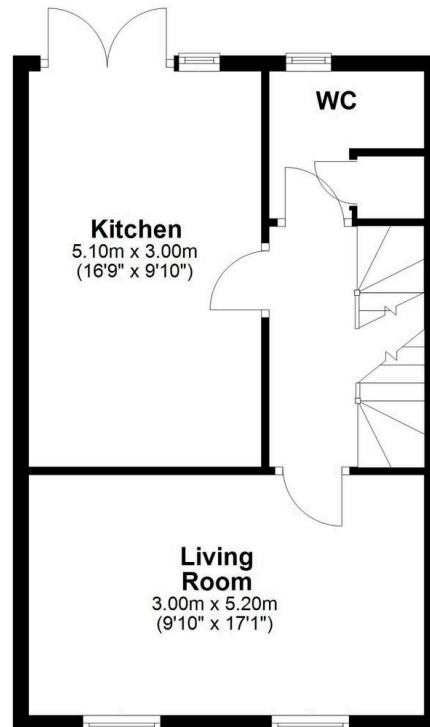
Ground Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



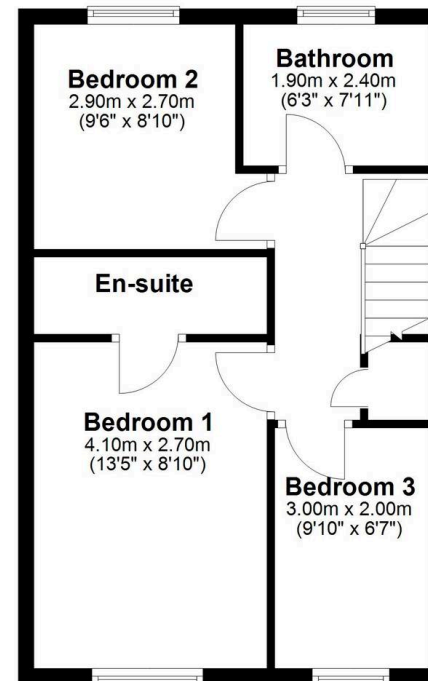
First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Total area: approx. 115.2 sq. metres (1239.9 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.