



Annexe at Welland Down Farm, EX17 4EN
£850 pcm

Annexe

Welland Down Farm, Crediton

- Two bedroom annexe property
- Quiet, rural location
- Very large garden and parking at property
- Log burner

The Annexe at Welland Down is a two bedroom property that is situated 3 miles from Sandford and only 10 minutes from Crediton. The Annexe is connected to the main property but has separate access for parking and has a large, private garden that runs down from the house toward the valley. The accommodation comprises an entrance conservatory, which leads to a living room with log burner and connected kitchen. There is a shower room and separate WC as well as the two double bedrooms. The property's heating and hot water is powered by bulk gas tank.

There is an additional utilities payment due to the landlord of £200pcm for Council Tax, water and sewerage.





TERMS :

Available - Immediately

Rent - £850pcm (+£200pcm for Council Tax, water and sewerage)

Unfurnished

Heating - Gas tank

Pets - Considered

DIRECTIONS : From Crediton, travel to Sandford and then proceed through the village on the Kennerleigh/Black Dog for 3 miles and then take the left turn to Welland Down/Farm and follow the track up through the woods and Welland down annexe is at the top of the lane on the left.

For sat nav purposes please use the property address or the postcode

What3words -///persuade.cornfield.withdrew



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!

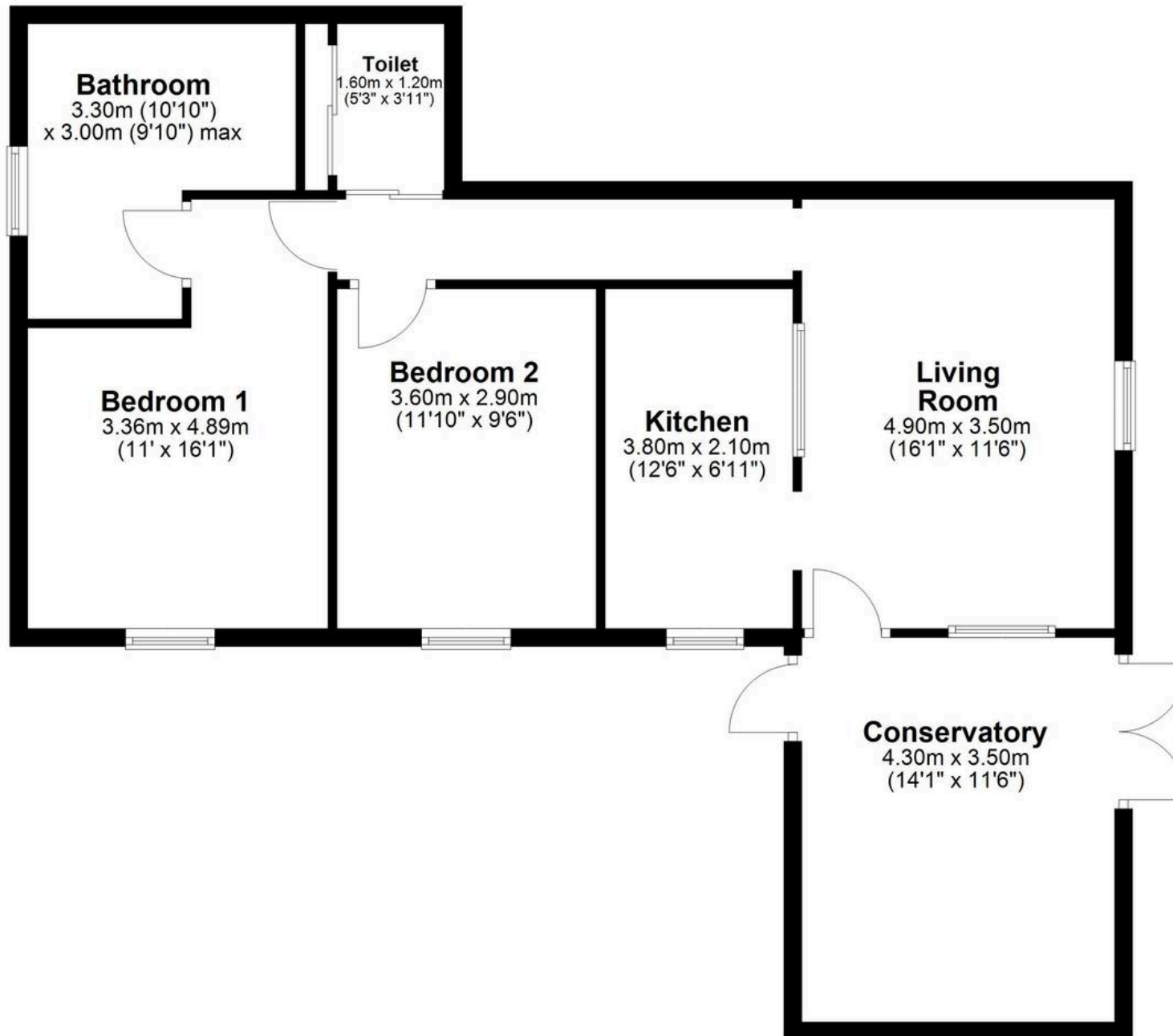
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



Ground Floor

Approx. 91.0 sq. metres (979.9 sq. feet)



Total area: approx. 91.0 sq. metres (979.9 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.