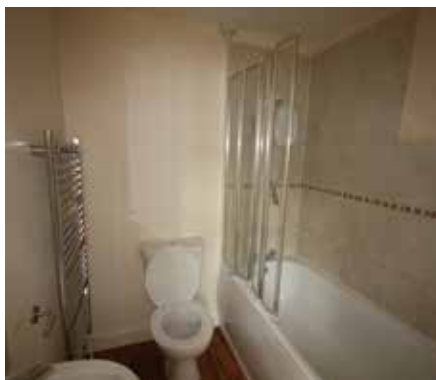


FOR RENT

**HELMORES**  
SINCE 1699



**£675 PCM  
plus fees**

**The Lilac  
Threshers  
Crediton  
EX17 3NN**

- double bedrooms, one with en-suite
- Open plan living room/kitchen
- Allocated parking space
- Gas central heating and uPVC double glazing
- Enclosed courtyard to the rear - Convenient town location

BEDROOMS

2

RECEPTIONS

1

EPC

C

This modern 2 double bedroomed house is well located in Threshers, being close to nurseries, primary and secondary schools, as well as the town itself. It has been finished to a high standard throughout, providing light and airy living accommodation.

The property is arranged over 3 floors with an en-suite, family bathroom and downstairs cloakroom. The open plan kitchen/living room opens out onto the enclosed rear courtyard, through patio doors. It benefits from an allocated off-road parking space, gas central heating and uPVC double glazing.

This is a lovely house, in a popular residential location, perfect for a family, professional couple, or two friends sharing. Don't delay in arranging your viewing today!

**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 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 for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

#### Directions:

From our Helmores office, proceed westerly along the High Street. Take the left at the traffic lights, signposted Yeoford and bear almost immediately right, into Threshers. The Lilac will be seen a little way long, on the right hand side.

#### Terms:

Rent - £675 pcm

Deposit - £675

Fees - £160 including VAT (single application)

£250 including VAT (joint application)

DSS – No

Pets – No

Unfurnished

Council Tax band – B

Available – End of December

uPVC Front Door to

**ENTRANCE HALL** 5' 4" x 3' 6" (1.62m x 1.07m)

Mat well, radiator, laminate flooring and separate entrances to

**CLOAKROOM** 4' 9" x 3' 5" (1.45m x 1.04m)

Pedestal basin, radiator, low level wc, wall tiling, mirror and extractor fan.

**OPEN PLAN LIVING/KITCHEN/DINING** 19' 2" x 10' 9"

(5.84m x 3.27m) Laminate flooring. Range of base units providing cupboard and drawer storage space. Space and plumbing for washing machine, built in electric oven, laminated working surfaces, inset stainless steel sink with mixer tap. Inset gas hob with extractor over, wall tiling, matching wall cabinets, wall mounted gas fired central heating boiler. Inset spotlights, radiator, smoke alarm and double doors to courtyard.

Stairs to

#### FIRST FLOOR

**LANDING** Smoke alarm, inset spotlights, storage cupboard with slatted shelving and separate entrances to

**BEDROOM** 14' 7" x 7' 6" (4.44m x 2.28m) Radiator, overlooking front, tv aerial point.

**ENSUITE** 5' 8" x 5' 7" (1.73m x 1.70m) Panelled bath with shower screen, electric shower, wall tiling, low level wc, pedestal basin with mixer tap, shaver light and socket, mirror, heated towel rail, inset spotlights and extractor fan.

**FAMILY BATHROOM** 8' 0" x 6' 1" (2.44m x 1.85m)

Panelled bath, shower screen, electric shower over. Wall tiling, low level wc, pedestal basin, mixer tap, mirror, shaver light and socket. Heated towel rail, extractor fan.

Stairs to

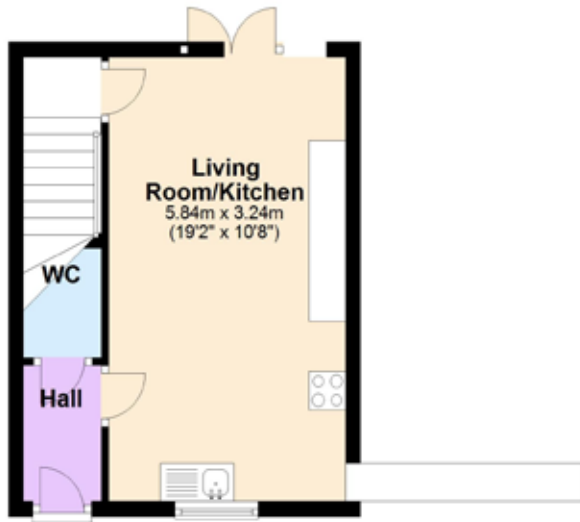
**SECOND FLOOR BEDROOM** 12' 8" x 12' 2" (3.86m x 3.71m) Eaves storage, velux window, inset spotlights, smoke alarm.

**OUTSIDE** Gravelled rear **COURTYARD** 16' 9" x 7' 10" (5.10m x 2.39m) being fully enclosed with outside light.

**PARKING SPACE.**

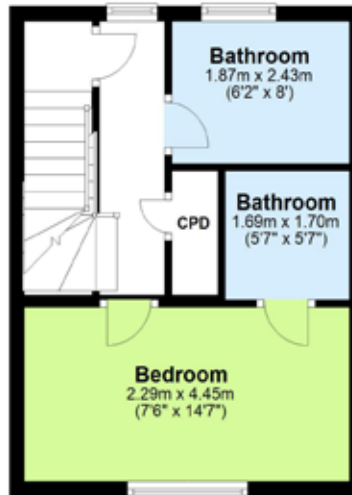
### Ground Floor

Approx. 25.6 sq. metres (276.0 sq. feet)



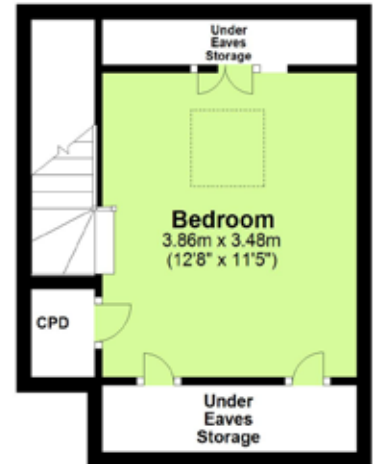
### First Floor

Approx. 26.6 sq. metres (285.9 sq. feet)



### Second Floor

Approx. 23.8 sq. metres (255.7 sq. feet)



Total area: approx. 76.0 sq. metres (817.6 sq. feet)

**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>

