



## Meadow Haven , Crediton, EX17 6QR

**£1,200 PCM**

**\*\* £277.31 ADDITIONAL MONTHLY PAYMENT FOR ALL BILLS EXCEPT ELECTRIC\*\* A DETACHED CHALET BUNGALOW situated in an outstanding village edge location on the outskirts of Lapford offering spacious FOUR BEDROOM unfurnished accommodation including two bathrooms, a Kitchen/Breakfast Room and a Sitting/Dining Room with OFF-ROAD PARKING and GARDENS allowing outstanding rural views. \*\* SIX MONTH LET ONLY \*\***

## SITUATION

Meadow Haven is situated on the outskirts of the rural village of Lapford, which offers local village amenities including a shop/store, primary school, garage and a pub. Crediton, seven miles to the south-east, offers a wider range of facilities and amenities including a good range of shops and a supermarket, banks, restaurants, tennis courts, Leisure Centre etc. The university city of Exeter, approximately 17 miles, offers the comprehensive range of shopping, educational and recreational amenities and facilities one would expect from Devon's major centre. Exeter also provides a fast Inter-city rail link to London and the Midlands, with a branch line connection from Lapford, an International airport and gives access to the M5 motorway.

## DESCRIPTION

**\*\* STRICT SIX MONTH LET ONLY \*\*** Meadow Haven is a detached chalet bungalow situated on the outskirts of Lapford, allowing lovely far reaching rural views to Dartmoor. The property is of modern insulated cavity brick and block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the well laid out unfurnished accommodation briefly comprises a spacious Entrance Hall, a Sitting/Dining Room, a Kitchen/Breakfast Room, two Bedrooms and a Bathroom, whilst on the first floor there are two further Bedrooms and a further Bathroom. Outside and to the front of the house there is ample off-road parking for at least two cars and an enclosed level Garden with patio which allows lovely far reaching views to Dartmoor.

## ENTRANCE

From the parking area, a slate step leads up to the composite Front Door with glazed panels on either side opening into the

## ENTRANCE HALL

A spacious split level Entrance Hall with coat hanging space to one side, glazed roof lights allowing good natural light, shoe storage, slate floor, doors to the Kitchen, Sitting/Dining Room, Bedrooms and Bathroom and stairs leading to the First Floor Landing. On one side is a built-in Laundry Cupboard housing space and plumbing for a washing machine with fitted shelving over whilst on the opposite side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving over. The Hall also benefits from a useful under stairs storage cupboard, a central heating thermostat, a wooden board floor and a radiator.

## SITTING/DINING ROOM

A good sized dual aspect room with bay window to the rear overlooking the garden and allowing lovely

views to Dartmoor, whilst on one side fully glazed French Doors also overlook and lead out to the Patio and Garden. The Sitting Room also benefits from a cast iron multi-fuel stove with slate heath, TV point, two radiators and wood board floor.

## KITCHEN/BREAKFAST ROOM

Another good sized room fitted with a range of matching cream shaker style units to two sides under a wood block work surface with tiled splashbacks including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set with space and plumbing for a dish washer below. On one side is a built-in stainless steel double oven and grill whilst to the rear is an inset induction hob with extractor fan over, set between a range of matching wall units. The Kitchen also benefits from some useful display shelving, space and point for a fridge/freezer, a wooden board floor, inset ceiling down lighting, and a bay window to the rear overlooking the garden with window seat below, providing space for a six seater dining room table. At one end is a former fireplace recess with a fitted storage cupboard to one side.

## BEDROOM 3

A good sized double bedroom with window to the front, radiator.

## BEDROOM 4

A single bedroom with windows to the front and side, radiator and overhead cupboard housing the electric meters and fuse boxes.

## BATHROOM

with partially tiled walls and matching white suite comprising a fully tiled double shower cubicle housing a stainless steel mixer shower; low level WC with inset flush; and wall mounted wash hand basin with stainless steel taps set below an obscure glazed window to the front. The bathroom also benefits from a heated towel rail, extractor fan and a vinyl tiled floor covering.

## STAIRS AND LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail to one side lead straight to the First Floor Landing with doors off to all first floor rooms, velux window to the front allow good natural light.

## BEDROOM 1

A good sized double bedroom with window to the side allowing lovely rural views, radiator and inset display shelving.

## BEDROOM 2

Another double bedroom with window at one end allowing lovely rural views to Dartmoor, radiator, built-in wardrobes and hatch to roof space.

## **BATHROOM.**

with fully tiled walls and matching white suite comprising a panel bath with stainless steel mixer taps; wall mounted wash hand basin with mirror over; a low level WC with inset flush; and a fully tiled corner shower cubicle housing a stainless steel mixer shower with glazed shower screen and inset shelf. The Bathroom also benefits from a window at one end allowing lovely far reaching rural views, a ceramic tiled floor and a heated towel rail, extractor fan, shaver point and inset ceiling down lighting.

## **OUTSIDE**

From the county lane, a concrete pull in provides ample parking space for at least three cars and access to the Front Door. On one side, a wooden gate opens into the Garden, which surrounds the property on two sides being mainly laid to lawn and interspersed with shrubs, adjoining open farmland and enjoying lovely rural views to Dartmoor. Immediately to the side and rear of the property there is a raised Patio Area creating a lovely Summer seating area and an ideal site for flower pots and planters.

(Agents Note: The Garage is not included in the let of the property and the annex above the Garage is already let to another occupant.)

## **SERVICES**

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. All services are included in the rent - water, broadband and council tax band C - electric is separately metered and payable by the tenants. Unlimited Broadband is included, but not landline use which will be billed as an additional cost if used. A full tank of oil will be provided by the Landlord on move-in, tenants to leave a full tank at the end of the tenancy. Superfast Broadband available - 54 Mbps highest download, 10 Mbps highest upload. Voice and Data coverage likely with EE, but limited with Three, 02 and Vodafone (taken from Ofcom.checker)

## **RATES**

Rent ~ £1,200 per calendar month \*\* PLUS AN ADDITIONAL £277.31 CONTRIBUTION TO INCLUDE ALL UTILITIES, EXCEPT ELECTRIC \*\* payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

## **TENURE**

The property is to be let unfurnished on a \*\* STRICT SIX MONTH LET ONLY \*\* Assured Shorthold

Tenancy. Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds). Please Note: Pets by arrangement.

## **APPLICATION DETAILS**

We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

## **VIEWING**

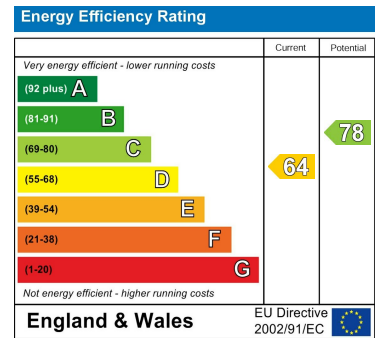
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.