

DERBYSHIRE'S

Lettings Department

Eastlands, Hemyock, Cullompton
£225,000



Enjoying a delightful outlook over the recreation field at the heart of this popular Mid Devon village is this superbly proportioned 3 bedroom end of terrace property. Falling comfortably within the catchment area for Uffculme Secondary School, the property is within easy walking distance of Hemyock's selection of local amenities including post office, doctors surgery and public house. Requiring refurbishment throughout, the accommodation which is arranged across 2 floors currently comprises, entrance hallway, sitting room, dining room, kitchen, utility, cloakroom, 3 bedrooms and family bathroom. Outside boasts front a rear gardens and pedestrian access to the rear.

ACCOMMODATION: Commencing from the front door into the spacious ENTRANCE HALLWAY which gives access into all principle reception rooms and stairs rise to the first floor. Both the SITTING ROOM and DINING ROOM are comparable in size and offer flexible uses, both with a desirable twin aspect with views to the front and the rear and the dining room benefitting from two useful storage cupboards. The KITCHEN has been fitted with a range of base and wall units, complemented with roll top work surfaces which incorporates a stainless steel drainer sink, 4 ring gas hob, under counter oven and space for a fridge. A useful UTILITY ROOM has further space for appliances as well as a CLOAKROOM and airing cupboard which houses the hot water cylinder.

Stairs rise from the entrance hallway onto the bright and airy first floor landing. Both BEDROOM 1 and

- Refurbishment Required
- 3 bedrooms
- 3 reception rooms
- Spacious accommodation
- Convenient Village location
- Good school catchment

Tel : 01460 63600

www.derbyshires.net

TO MAKE AN APPLICATION:

We aim to turnaround applications the same day wherever possible. **In order to do this we need the following from EACH applicant:**

1. A completed and signed application form which can be downloaded from our website. We can e-mail this to you on request or collected from our office.
2. Proof of ID. This needs to be in the form of photo ID such as passport, driving licence, shot gun certificate, EU identity card or similar government issued document.
3. A utility bill/mortgage statement/house or car insurance policy/council tax bill addressed to you at your current property and less than 3 months old.
4. Last 3 months payslips.
5. Last 3 months bank statements .

The above should be e-mailed to admin@derbyshires.net

ONCE YOUR APPLICATION HAS BEEN ACCEPTED:

We require a non-refundable deposit of one weeks rent in order to reserve the property. This payment will form part of the total deposit for the property which will, in total, be equivalent to 5 weeks rent. Your deposit will be held by The Deposit Protection Service until the end of your tenancy.

Please note that Derbyshires operate a fully compliant and insured client account, insured under the Propertymark Client Money Protection Scheme (ref no C0127820).

Derbyshires Estate Agents are members of the Association of Rental & Letting Agents and The Property Ombudsman Scheme and adhere to their codes of practice which are available upon request.

To download an **APPLICATION FORM** please visit derbyshires.net/tenant-information or scan this **QR CODE**



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