



Crossways Farm, Cheriton Bishop, EX6 6JD
£2,200 pcm

Crossways Farm

Cheriton Bishop, Exeter

- Stunning accommodation over two detached properties
- 4 Bedroom main property
- Separate fully independent one bedroom annexe
- Gardens and private parking
- Log burners in both properties
- Great location with good transport links
- Main property has large, open plan kitchen/living space area
- Main property -one bathroom on each floor

Crossways Farm is a real one-off property offering flexible and spacious accommodation across two separate units. Located just outside of the popular village of Cheriton Bishop it gives quiet, private space along with good transport links to Exeter and beyond.

The properties sit in their own plot with large gardens and parking for numerous vehicles.

The ground floor of the main building comprises large open plan kitchen and living space along with bathroom, two bedrooms as well as boot room and WC. On the first floor there are a further two bedrooms and additional bathroom.

The annexe is adjacent and offers fully independent living with one large double bedroom, bathroom on the first floor with a large, open plan living space and kitchen on the ground floor with separate utility.





TERMS:

Available – Mid August

Rent – £2200pcm

Deposit – £2200 Protected with the Deposit Protection Scheme (DPS) <https://www.depositprotection.com>

Pets – Considered

Heating – Log burners and electric heating

EPC – D rated

Council Tax – Band E

Tenancy Type : Assured Periodic Tenancy

Broadband : Check local providers and speeds at <https://checker.ofcom.org.uk/broadband-coverage>

Mobile Signal : Coverage varies by network. Check your provider at <https://checker.ofcom.org.uk/mobile-coverage>

Redress Scheme : Helmores is a member of The Property Ombudsman (TPO) <https://www.tpos.co.uk>

Client Money Protection : Helmores is covered by Propertymark Client Money Protection <https://www.propertymark.co.uk/professional-standards/client-money-protection/>

Tenant Checks : All applicants will undergo full referencing and must meet Right to Rent requirements. Government guidance :

<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

Tenant Fees : No other tenant fees apply under the Tenant Fees Act 2019.

DIRECTIONS : For sat nav please use property address or postcode

What3words - [///puppy.blackbird.sprain](#)

Interested in a viewing?

Give us a call or drop us an email with a couple of dates and times that work for you and we will get you booked in. You will always find our latest opening hours on the Helmores website so you know when the team is available.

Ready to apply?

We can send you a simple online application form or provide a paper copy if you prefer. We will also need to check your ID to meet the Right to Rent rules, which apply to all tenancies. Full government guidance can be found [here](#):

<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

Need help with the renting process?

Our rentals team is here to guide you from first enquiry to move in day, keeping everything clear and straightforward. If you'd like to read ahead, our step by step renting guide is [here](#):

<https://helmores.com/guide-to-renting-property>

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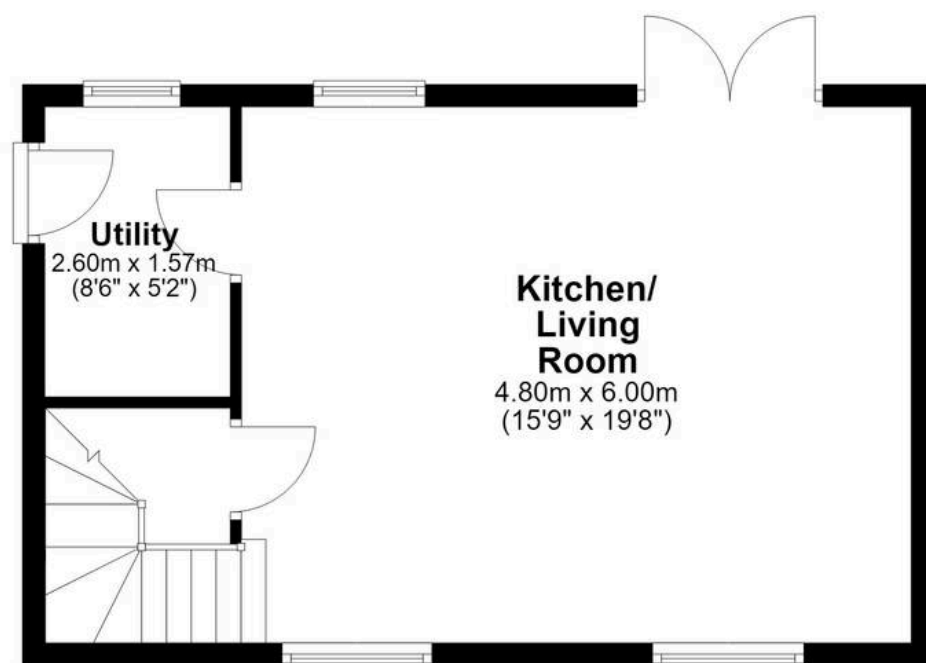
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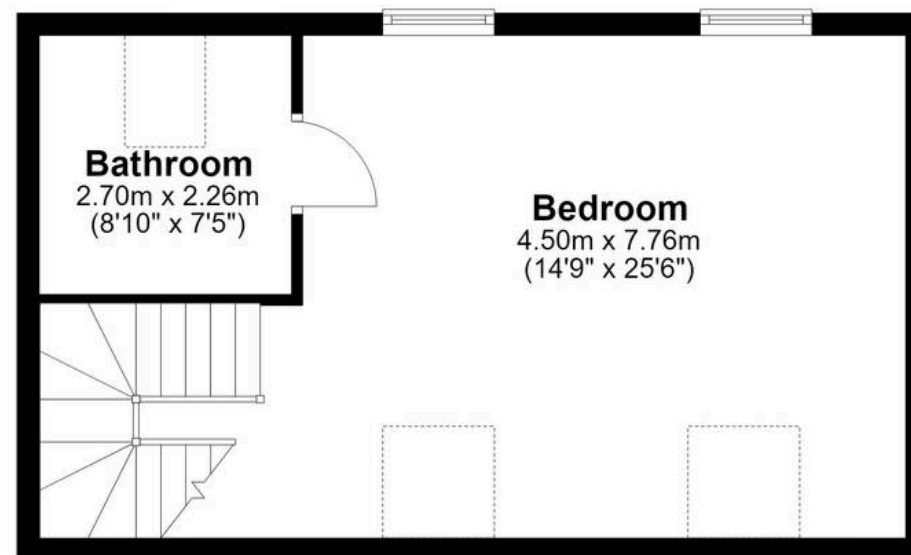
Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 75.2 sq. metres (809.6 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.