



2 St. Cherries, Spreyton, EX17 5EB
£1,600 pcm

2 St. Cherries

Spreyton, Crediton

- Large, semi-detached, three bedroom property
- Quiet, rural location but only 5 minutes from A30 (Whiddon Down)
- Large private garden
- Parking for 2-3 cars
- Completely redecorated
- New carpets and floorings
- Sepertate new utility
- Log burner
- Option for storage container on site
- Council Tax Band B

2 St. Cherries is a semi-detached, three bedroom property that sits just outside of Spreyton and within easy reach of the A30 offering good access to Cornwall and Exeter and beyond. The property has parking for 2-3 cars and benefits from a large, private garden with unspoilt views of the beautiful countryside. There is also potential to have a storage container/facility at the property. Internally, the property has been completely updated following a long term tenancy. The renovations include new utility room, new kitchen, all new carpets and flooring*, full internal redecoration and new shower unit. The property is available for immediate occupancy and offers a great combination of modern living in a older style property with full oil central heating and log burner and full double glazing.





*Lounge carpet has not been replaced but landlords open to undertake this

Terms;

Available - Now

Rent - £1600pcm

Deposit - £1600

Heating - oil central heating and log burner

Pets considered

Unfurnished

EPC - D61

Tenancy Type : Assured Shorthold 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>

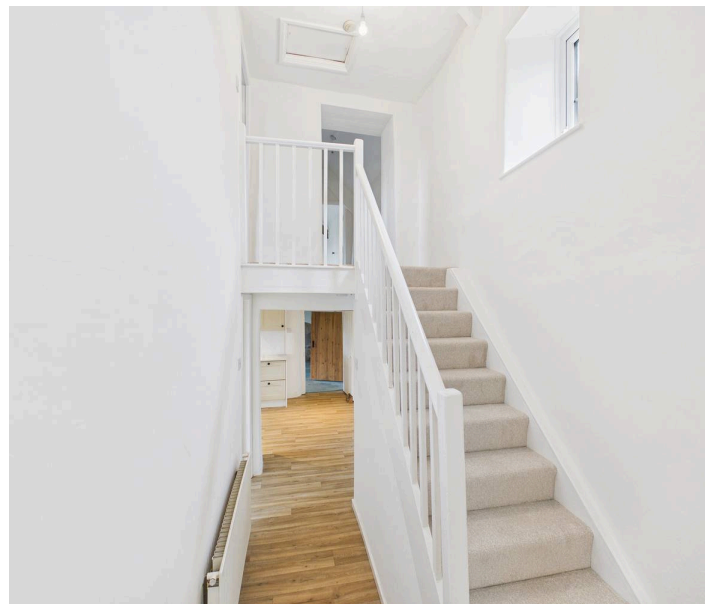
Redress Scheme : Helmores is a member of The Property Ombudsman (TPO) <https://www.tpos.co.uk>

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

Directions - Sat nav please use property address or postcode

What3words - [///alleged.sponge.bitter](https://www.what3words.com/#!/alleged.sponge.bitter)

SPREYTON lies to the north of Dartmoor National Park and is famous for its connection to the tale of Old Uncle Tom Cobley. The village has a well regarded local pub, a small primary school, modern village hall, community shop and monthly farmers market. The village is really convenient for the A30 linking to



Okehampton and Cornwall to the west, and Exeter and the M5 to the east.

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?

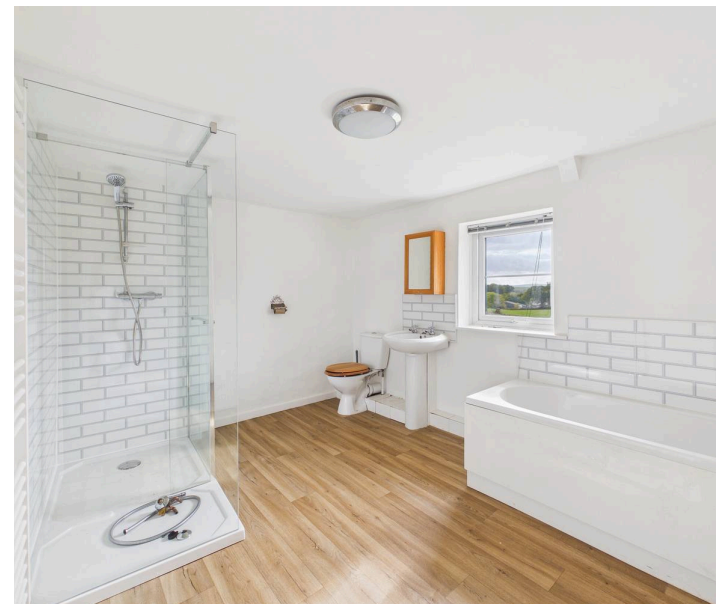
Our rentals team is here to guide you from first enquiry to move in day, keeping everything clear and straightforward. If you'd like to read ahead, our step by step renting guide is here:

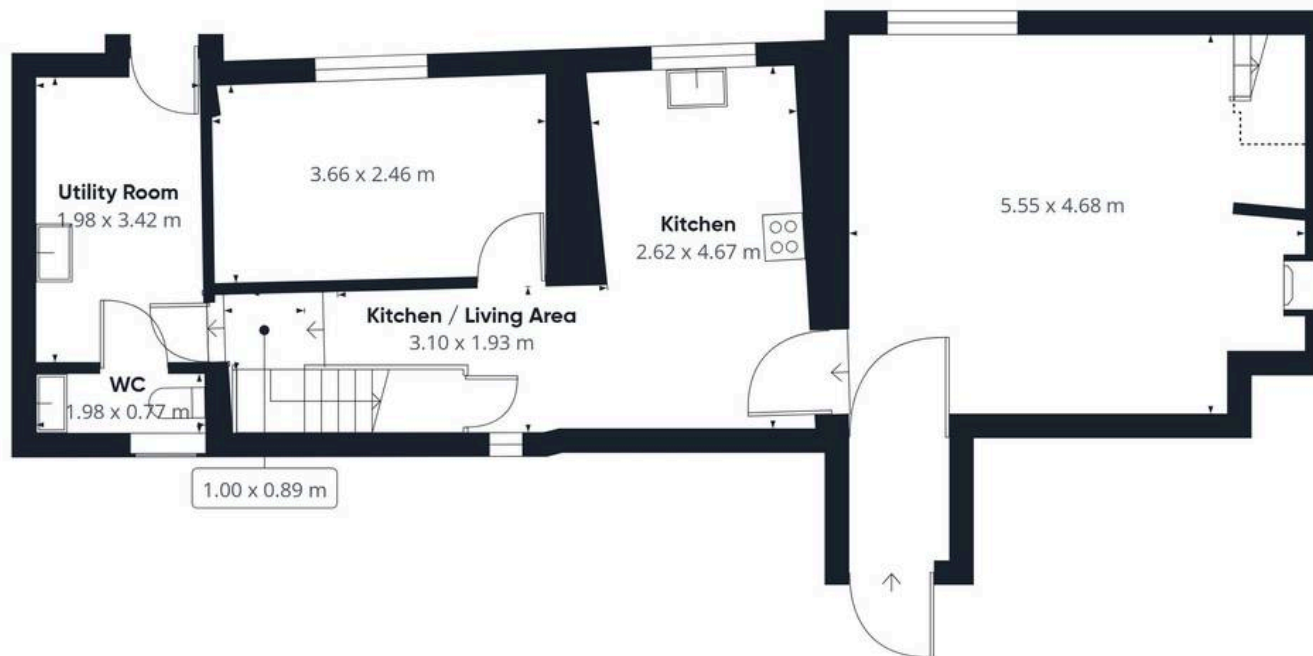
<https://helmores.com/guide-to-renting-property>

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.





Floor 0

Approximate total area⁽¹⁾

113.3 m²

Reduced headroom

1 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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.