



Penton Lodge, Penton Lane, Crediton, EX17 1ED
£1,500 pcm

Penton Lodge

Penton Lane, Crediton, EX17 1ED

- Large detached property
- Four double bedrooms, one en-suite
- Double garage and drive
- Lovely, level rear garden with views
- Gas central heating and double glazing
- Large kitchen and connected dining room
- Conservatory

Penton Lodge is a very substantial, individual property close to the centre of Crediton. The property is detached and has own drive and full size double garage with power and connecting door into the main house. The ground floor consists of large kitchen and connected dining room, along with large living room and conservatory, utility room and study. On the first floor there are four bedrooms (master ensuite) as well as the family bathroom. The property is serviced by full gas central heating and has full double glazing. There is also a lovely south facing, level and lawned garden with views.

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>

Available : Late February

Rent : £1600 pcm

Deposit : - £1600 Protected with the Deposit Protection Scheme (DPS) <https://www.depositprotection.com>

Furnished : No

Pets : Considered

Parking : Yes

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/>

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>

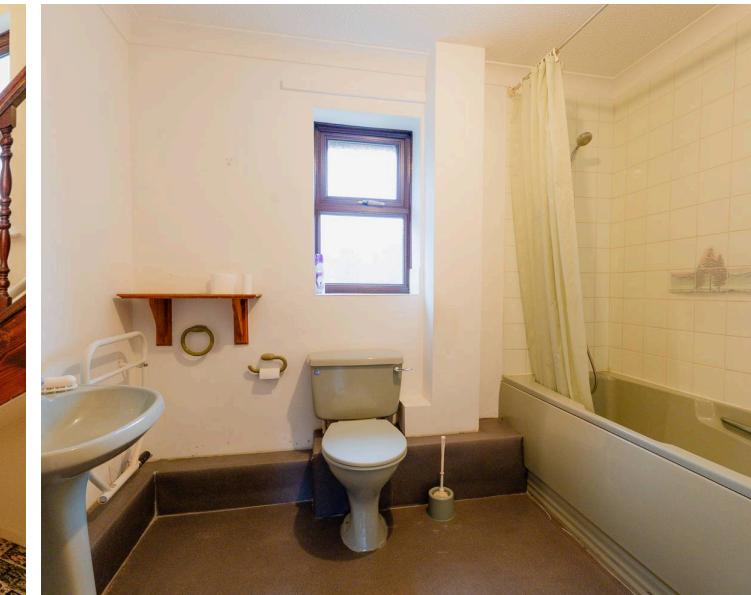
Tenant Fees : No other tenant fees apply under the Tenant Fees Act 2019.

DIRECTIONS : From Crediton High Street, use Market Street to access Belle Parade past the park and at roundabout at bottom of Jockey Hill access Penton Lane and the property is then found on the right after around 100 yards.

For sat nav - please use the postcode or property address

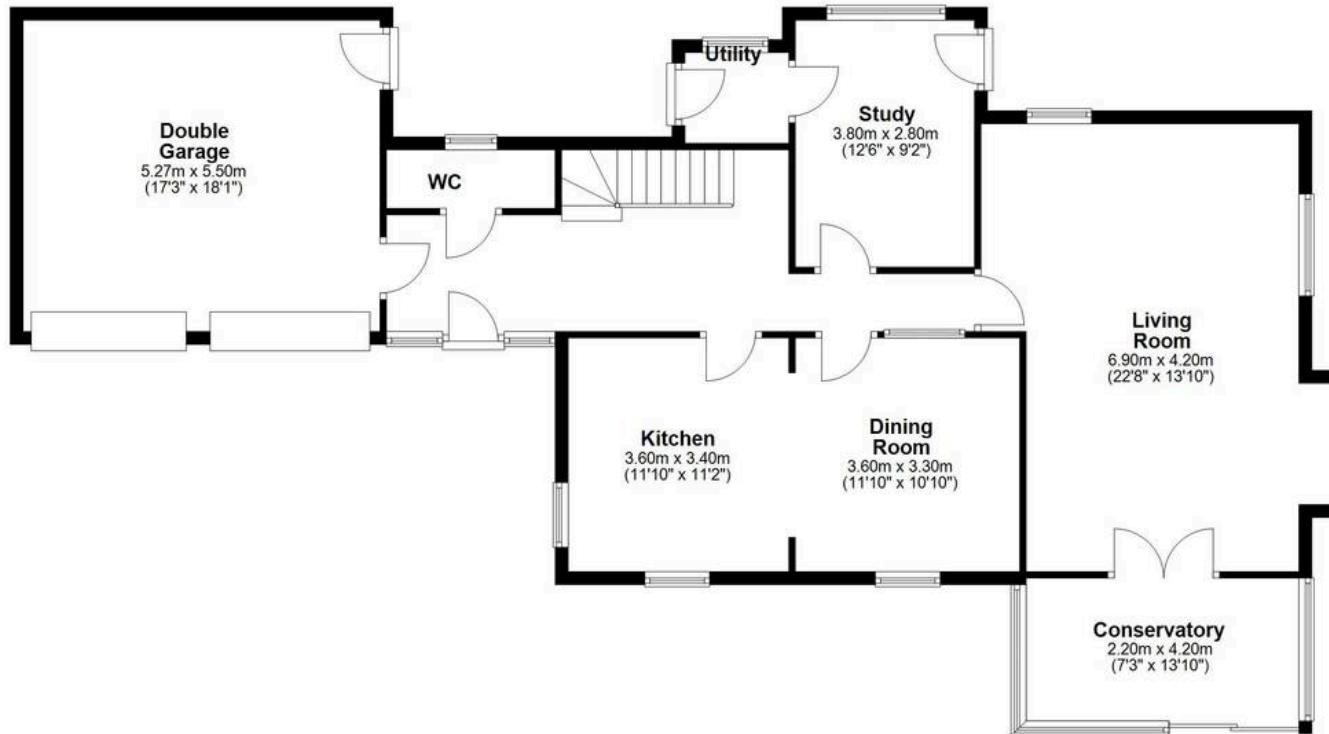
What3words - ///clicker.sake.yell

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 hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's). In addition, it boasts a brilliant gym & leisure centre, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



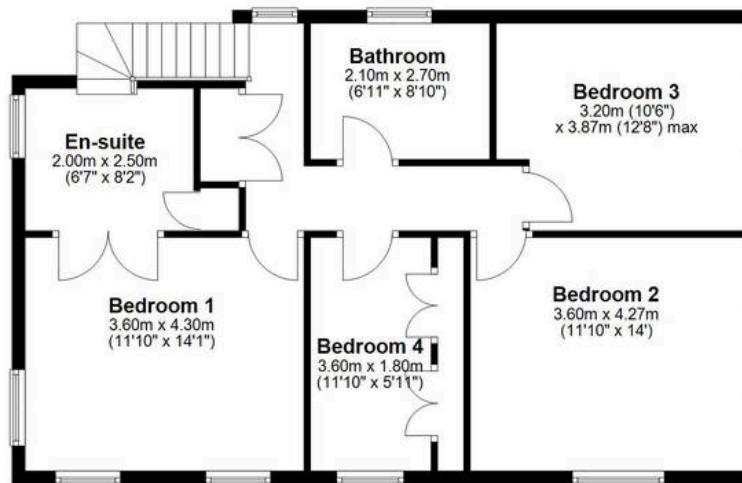
Ground Floor

Approx. 130.9 sq. metres (1409.3 sq. feet)



First Floor

Approx. 72.4 sq. metres (778.8 sq. feet)



Total area: approx. 203.3 sq. metres (2188.1 sq. feet)



Helmores

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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.