

Crinacott House Halwill Junction, Beaworthy, EX21 5UA



£ 1200.00 pcm

LARGE DETACHED HOUSE

4/5 Bedrooms (1 en-suite)

Open Plan Kitchen/Living rooms

Gardens to front and side

Single Garage and driveway

EE Rating D



Please contact us to view this property on 01409 259548 or email: holsworthylettings@kivells.com

The property is accessed via a wooden stable style front door into a Porchway with further tiled flooring, shelving and a wooden door into the

Hallway: with laminate flooring, window to the side, radiator, space under stairs for storage or computer area, doors into

Lounge: with fitted carpet, window to the front, 2 radiators, electric woodburner, this room leads on into the

Dining Room: with window to the rear, wooden floor, radiator, patio doors to the side garden area and follows through to the

Kitchen: good range of wooden units with work surfaces and tiled backing, electric cooker, single drainer sink unit, integrated fridge, tiled floor and door into

Utility area: with tiled floor and space for Fridge/Freezer, base unit, extractor fan and heater. door into the

Toilet: with tiled flooring, radiator, wash basin and low flush WC.

door to further utility area with the central heating boiler, vinyl flooring, plumbing for washing machine, worksurface and door into the garage.

Carpeted stairs to the first floor landing with airing cupboard with fitted shelves and doors off to

Bedroom 1: Large single room with fitted carpet, radiator, window to the front, built in storage.

Bedroom 2: Double room with fitted carpet, window to the front and radiator.

Bedroom 3: Double room with fitted carpet, window to the side and radiator.

Bathroom: with laminate flooring, pedestal wash basin, tiled room, panelled bath with shower attachment, low flush WC, extractor and radiator.

Bedroom 4/Dressing room to the Master Bedroom: with radiator, window to the front, fitted carpet and door into the

Master Bedroom: with fitted carpet, windows to the rear and side, radiator, door into the en-suite Shower Room: with double shower cubicle, fully tiled room, pedestal wash basin, low flush WC, laminate flooring, window to the rear, extractor.

OUTSIDE: there is a single garage, parking for several cars on the driveway, gardens to the front, side and rear laid to lawn with decked patio area.

VIEWINGS: Please ring 01409 259548 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

*Kivells Limited, registered in England & Wales. Company no: 08519705
Registered office: 2 Barnfield Crescent, Exeter, Devon, EX1 1QT*

BRANCHES AT:

Bude	01288 359999	Callington	01579 384321	Exeter	01392 252262
Holsworthy	01409 253888	Launceston	01566 777777	Liskeard	01579 345543

From Holsworthy head onto the A3072 turning right at Dunsland Cross signposted Halwill/Okehampton, this will bring you straight into the village, the property can be found on the left hand side just before the roundabout.

Property Reference: H1724

Tenancy Information

One Months Rent In Advance

Deposit (5x One Weeks Rent)



Kivells for themselves and for the vendors or lessors of this property whose agents they are, give notice: The particulars are set out only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All descriptions, photographs - which may be taken with a wide angle lens or zoom, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kivells has any authority to make or give any representation or warranty whatsoever in relation to this property. In the event that our details are used in part exchange negotiations we reserve the right to recoup our costs. All dimensions are approx. None of the fittings or appliances have been tested by ourselves. O.S. Maps reproduced under Licence No. 100043231



www.kivells.com