



Higher Fingle Farm, Crockernwell
£1,550 pcm

Higher Fingle Farm

Crockernwell, Exeter

- 4 Bedroom, detached property
- Rural location
- Garage and off road parking
- Oil central heating
- New kitchen and bathroom
- Large orchard style garden
- Solar panels

Higher Fingle farm is a traditional 4 bedroom property, located close to Crockernwell and the main A30. The house is sat in its own plot with a large, tree lined garden with sunken trampoline, tree-house and childrens zip line. The elevated position allows great views of the surrounding countryside. A garage and off-road parking completes the outside space. The accommodation comprises a large dining room which leads into the modern, newly installed kitchen as well as utility and wc. The largest room is the living room, which comes equipped with open fire. The first floor has four bedrooms along with the newly installed bathroom.

The property has full double glazing and benefits from full oil fired central heating as well as solar panels offering supplementary electricity supply to the property.

Water and electric costs will need to be billed by landlord as supply is shared.





Terms;

Available - Now

Rent - £1550pcm

Deposit - £1550

Heating - Oil central heating and open fire

Pets - considered

Unfurnished

Directions - For sat nav, please use postcode or property address

What3words - ///deeply.swarm.refutes

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>

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 :

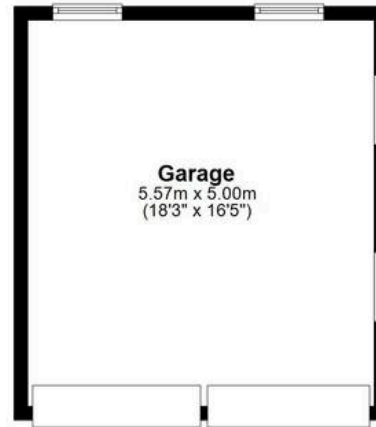
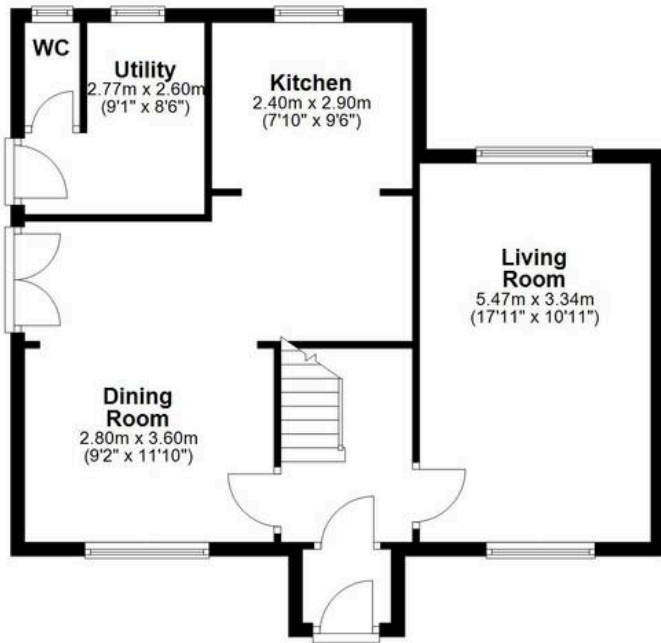
<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

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



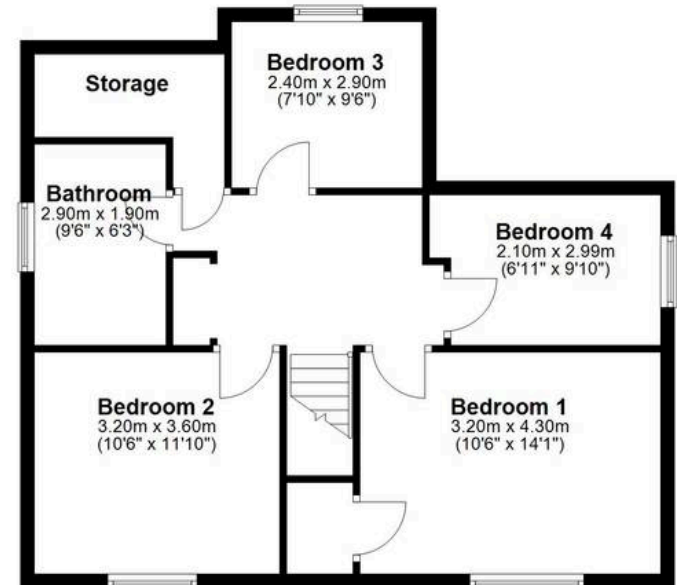
Ground Floor

Approx. 90.1 sq. metres (969.5 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.9 sq. feet)



Total area: approx. 152.4 sq. metres (1640.4 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.