

The Lodge, Brampford Speke, EX5 5HG

£1,300 pcm

The Lodge

Brampford Speke, Exeter

- Delightful, two bedroom, detached property
- Parking for up to 2 cars
- Generous, well maintained garden
- Lovely, new rear conservatory
- Oil fired rayburn
- Popular village location, close to Exeter

The Lodge is a well presented, two bedroom property sitting in its own corner plot in the very popular village of Brampford Speke that allows easy access to Exeter whilst enjoying village living. The property has parking for 2 cars at the rear and also boasts a lovely, well-maintained garden. The property accommodation consists of kitchen with oil fired Rayburn, dining room, living room with attractive log burner and the modern conservatory as well as wc/cloakroom. On the first floor there are two good sized double bedrooms and the family bathroom. Heating is via oil Rayburn and radiators as well as the log burner









TERMS :

Available - Now

Rent - £1300pcm

Deposit - £1300

Heating - Oil

Pets -considered

Partially furnished or unfurnished

EPC - E46

Council Tax - Band E

DIRECTIONS : For sat nav please use the property address or postcode

What3words - ///folk.afternoon.bumping

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email.

We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide

HELP! I need more information on the whole renting process!

We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: http://www.helmores.com/rent/renting-guide

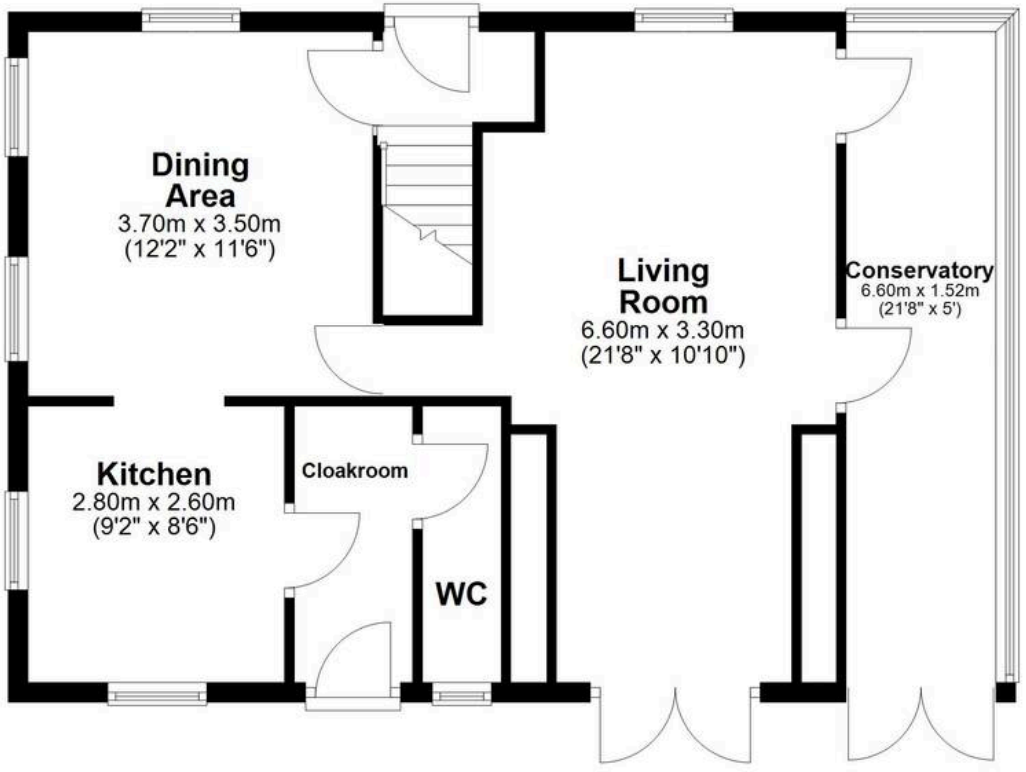






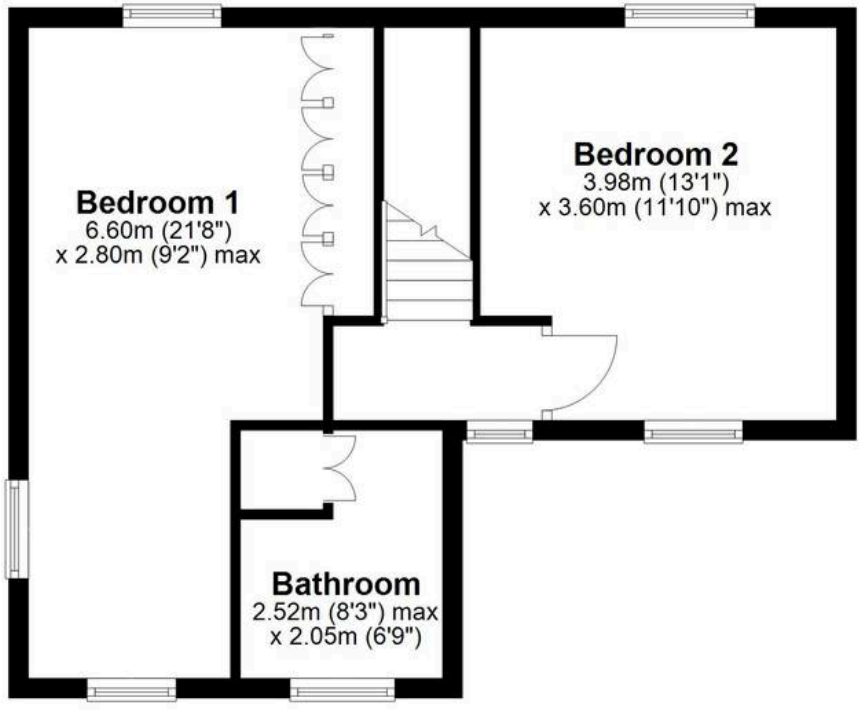
Ground Floor

Approx. 65.0 sq. metres (699.3 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 108.3 sq. metres (1165.5 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.