



2 Efford Cottages, Efford, EX17 1BJ
£1,000 pcm

2 Efford Cottages

Efford, Crediton

- Three bedroom rural property
- Large gardens and parking spaces
- New flooring
- Easy access to Exeter and Crediton
- Log burner

2 Efford Cottages is a charming, red-brick cottage that has been partially updated, following a long term tenancy. The property benefits from new carpets and flooring and redecoration. On the ground floor there is a good sized living room with a log burner as well as very well equipped modern kitchen. The first floor comprises of two good sized double bedrooms and a smaller third bedroom as well as the family bathroom. The property is fully double glazed and has a D63 EPC rating.

Outside of the property there is a large level lawned garden at front with smaller tiered garden to the rear - both are fenced from neighbours and great places to relax and enjoy the sun. Adjacent to the cottages is a parking area. The property is located in a lovely, quiet location with views across surrounding countryside and is 15 minutes from Exeter and 10 minutes from Crediton.

TERMS :

Available - Now

Rent - £1000pcm





Deposit - £1000 - Protected with the Deposit Protection Scheme (DPS) - <https://www.depositprotection.com>

Unfurnished

Pets - considered

Heating - Electric

EPC - D63

Council tax - Band B

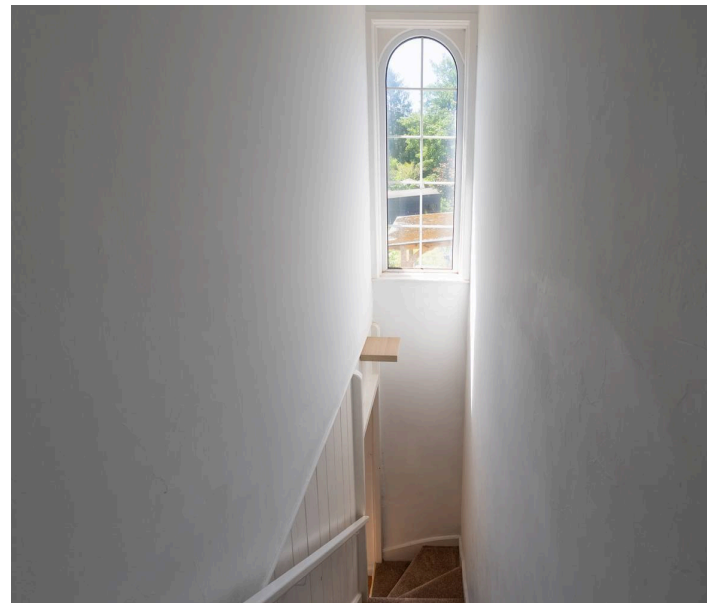
Parking - Yes

Tenancy Type - Assured periodic 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 : Please use postcode or property address for sat nav purposes

What3words - [///overruns.smarter.guilty](https://www.what3words.com/overruns.smarter.guilty)

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?

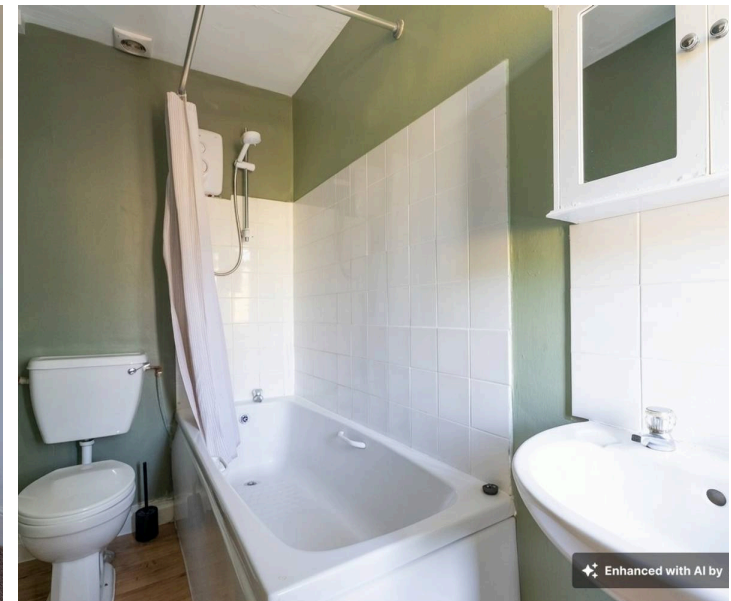
We can send you a simple online application form or provide a paper copy if you prefer. We will also need to check your ID to meet the Right to Rent rules, which apply to all tenancies. Full government guidance can be found here:

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

Need help with the renting process?

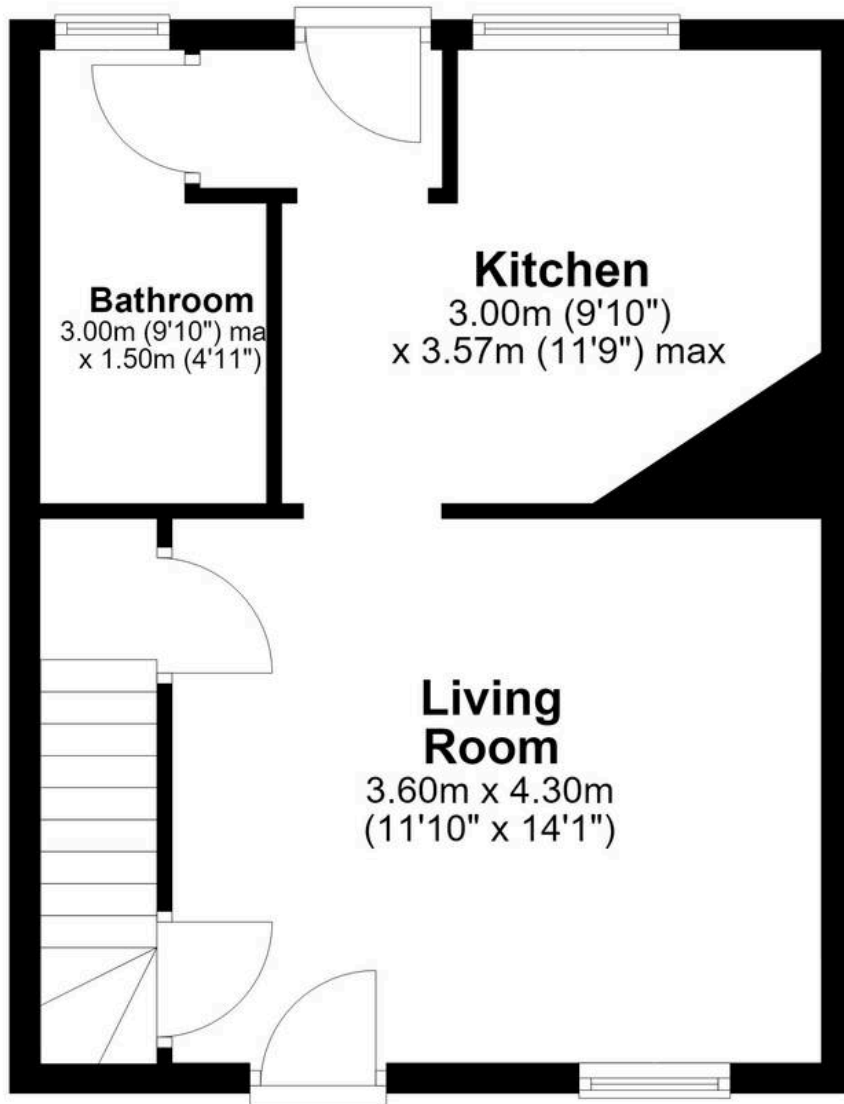
Our rentals team is here to guide you from first enquiry to move in day, keeping everything clear and straightforward. If you'd like to read ahead, our step by step renting guide is here:

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



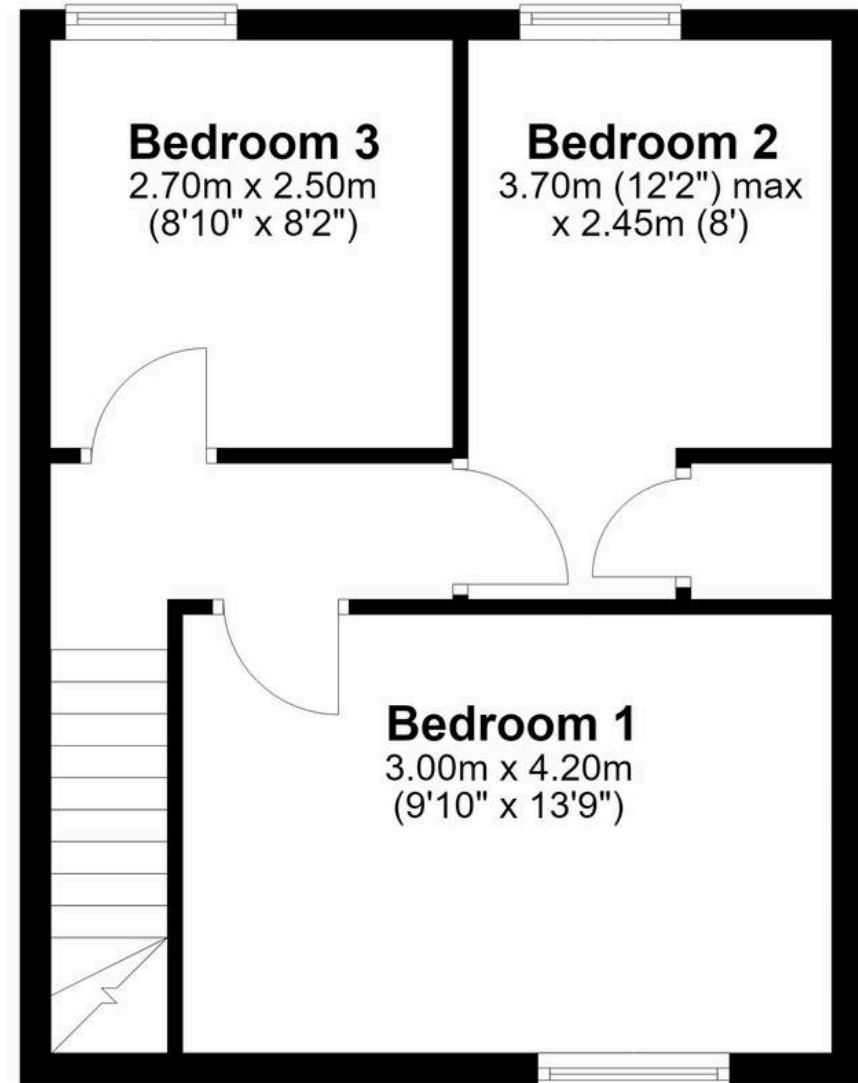
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 69.0 sq. metres (743.1 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.