



Orchard Cottage, Tedburn St. Mary
£1,825 pcm

Orchard Cottage

Tedburn St. Mary, Exeter

- Large 4 double bedroom property
- 2 en-suite bedrooms
- Great village location
- Excellent condition
- Private garden and parking
- Good transport links

Orchard Cottage is a superb, 4 bedroom detached house on the edge of the pretty village of Tedburn st Mary, which is only 5 minutes from the edge of Exeter via the A30. The property is set in its own grounds and has a good sized private, lawned garden and private drive (garage primarily retained for owners use).

The property is very spacious and light, on the ground floor there is an splendid, large kitchen/diner, living room with log burner, conservatory, study and utility room. On the first floor there are four double bedrooms (2 of which are en-suite) as well as a family bathroom. The house is presented in very good order and also comes partially furnished with a number of appliances. The property is supplied with bulk gas with a gas tank below ground in the garden.





The house is a really excellent example of a modern family home and is even better viewed in person so please call us to arrange a viewing Terms;

Available - Immediately, 12 month initial agreement

Rent - £1825pcm

Deposit - £2000

Heating - Gas (tank)

Pets - Considered

Partially furnished

Council tax - Band F

DIRECTIONS : From A30: leave the A30 at the "Fingle Glen" junction and proceed to the first roundabout. Take the first left which brings you into the village of Tedburn St Mary. Reach the mini roundabout and you will find Chapel Cottage on your left-hand side, directly next to the 'Old Chapel' at the bottom of School Lane.

For sat nav; please follow EX6 6EH

What3words - [///departure.vans.laugh](https://www.what3words.com/departure.vans.laugh)s



I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office 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!

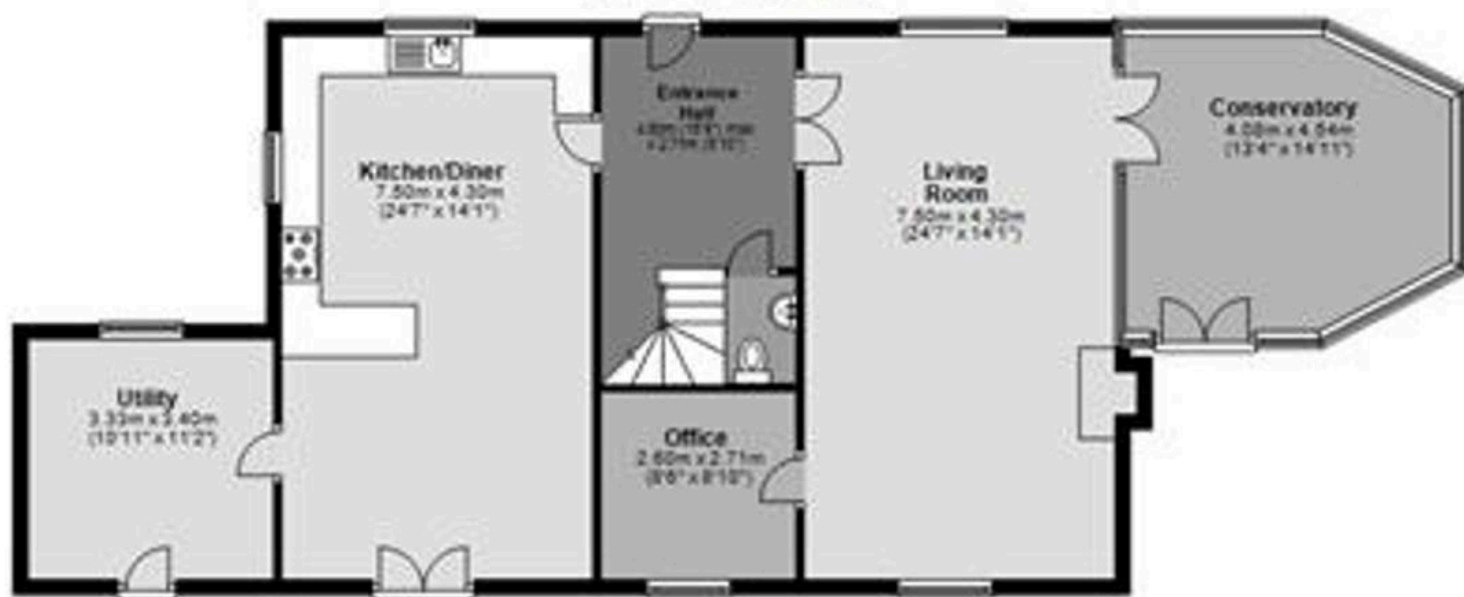
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



Ground Floor

Approx. 115.2 sq. metres (1238 sq. feet)



First Floor

Approx. 95.6 sq. metres (1027 sq. feet)



Total area: approx. 208.7 sq. metres (2246.9 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.