



2 Pittford Cottages, Wembworthy, EX18 7QA
£1,100 pcm

2 Pittford Cottages

Wembworthy, Chulmleigh

- Semi detached, two bedroom property
- Newly refurbished and renovated
- Private parking
- Very large, well presented garden
- Conservatory
- Log burner
- Rural location

2 Pittford Cottages is a delightfully renovated, two bedroom, semi-detached property that sits just outside the village of Wembworthy in West Devon. The owners have completely renovated the property to produce a beautiful home with exceptional garden. The renovation works have been completed to a high standard and include full redecoration, new floorings throughout and new bathroom. The ground floor consists of the living room with free standing log burner in traditional fireplace, along with the family bathroom and modern kitchen. This is all in addition to the conservatory with sliding doors to the beautiful garden. On the first floor there are two good sized double bedrooms. The property is fully double glazed and benefits from gas central heating with new boiler.

TERMS :

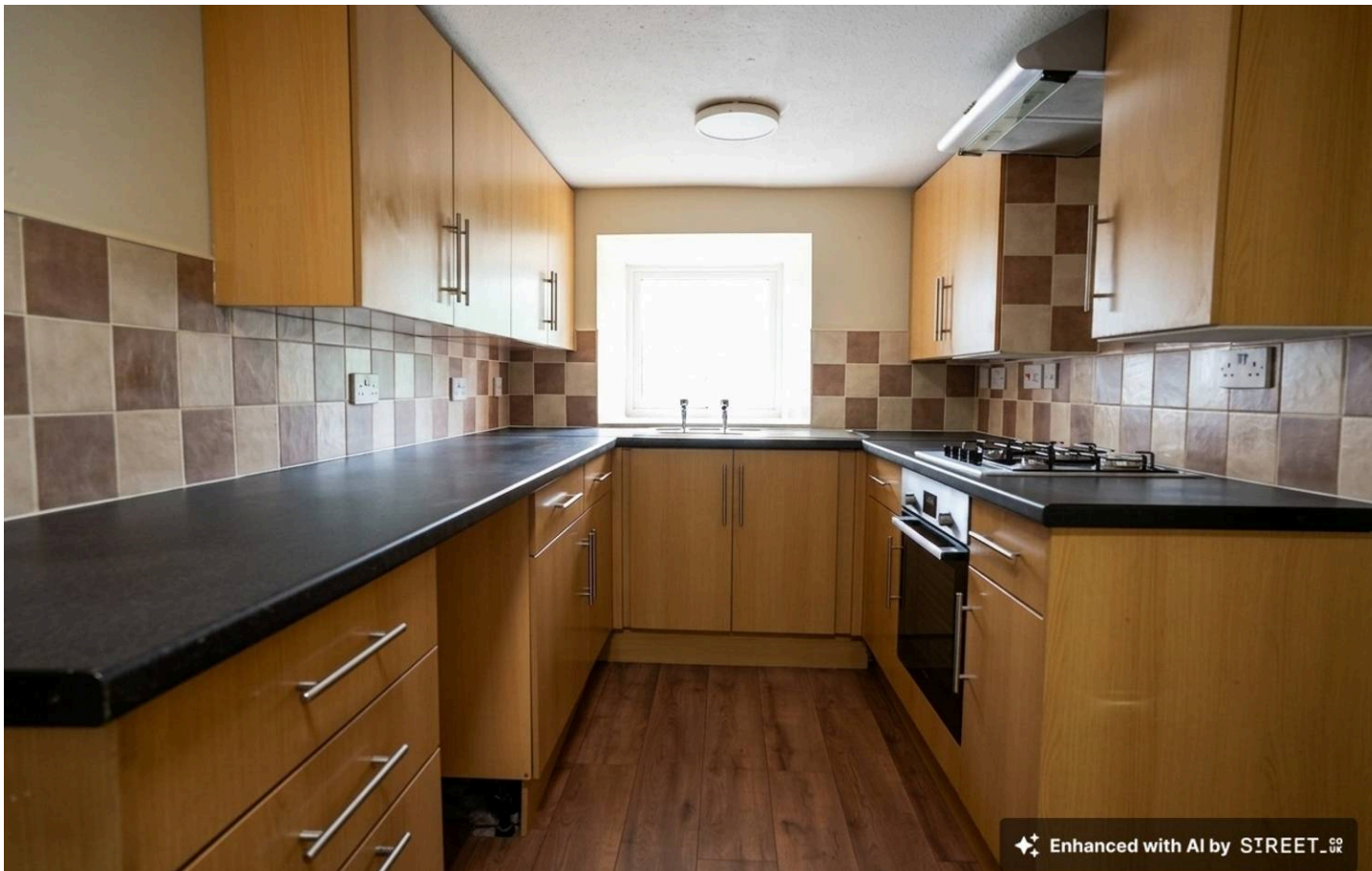
Available - Now

Rent - £1100pcm

Deposit - £1100

Heating - mains gas





Heating - Mains gas
Unfurnished
Pets - Considered
EPC - D58
Council Tax - Band B

Tenancy Type : Assured Shorthold 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>

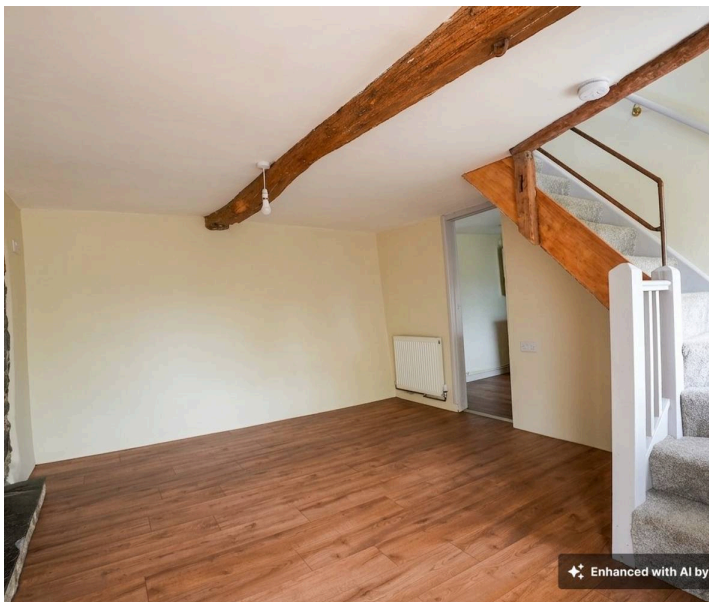
Client Money Protection : Helmores is covered by Propertymark Client Money Protection <https://www.propertymark.co.uk/professional-standards/client-money-protection/>

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

What3words - [///neckline.still.marine](https://www.what3words.com/neckline.still.marine)



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?

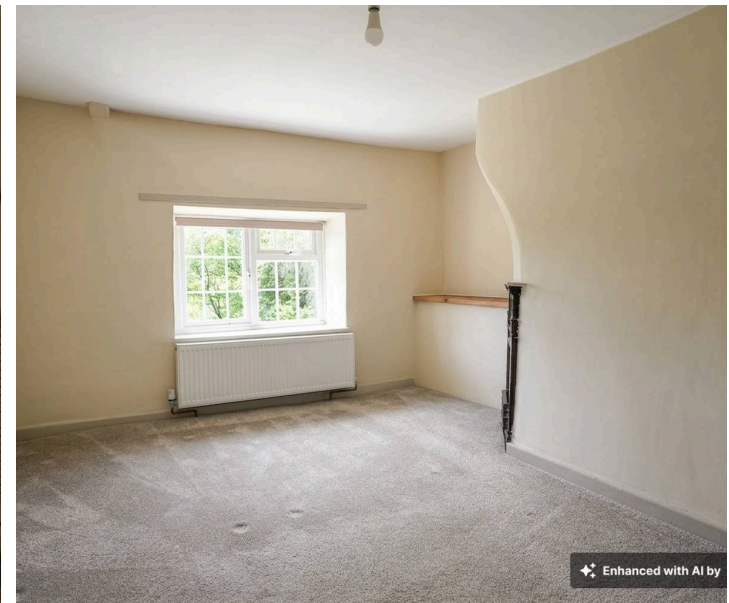
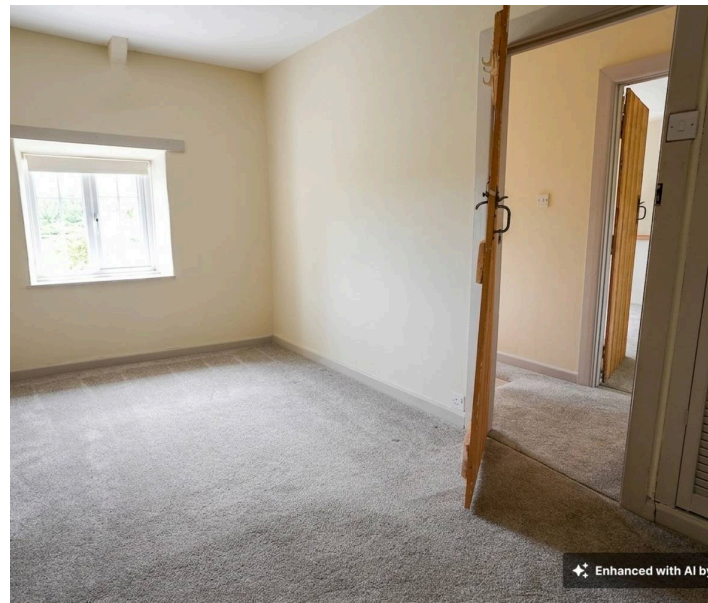
We can send you a simple online application form or provide a paper copy if you prefer. We will also need to check your ID to meet the Right to Rent rules, which apply to all tenancies. Full government guidance can be found here:

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

Need help with the renting process?

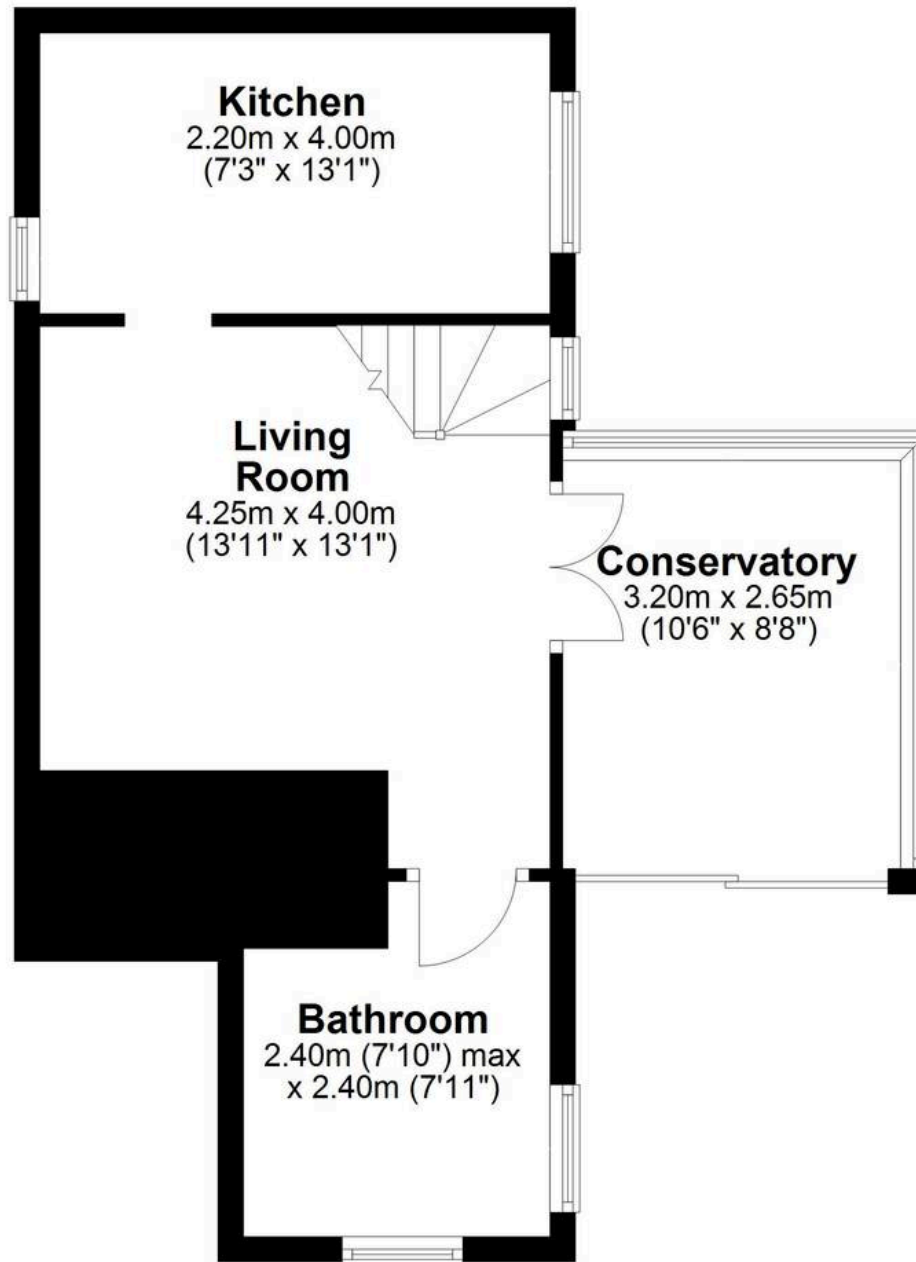
Our rentals team is here to guide you from first enquiry to move in day, keeping everything clear and straightforward. If you'd like to read ahead, our step by step renting guide is here:

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



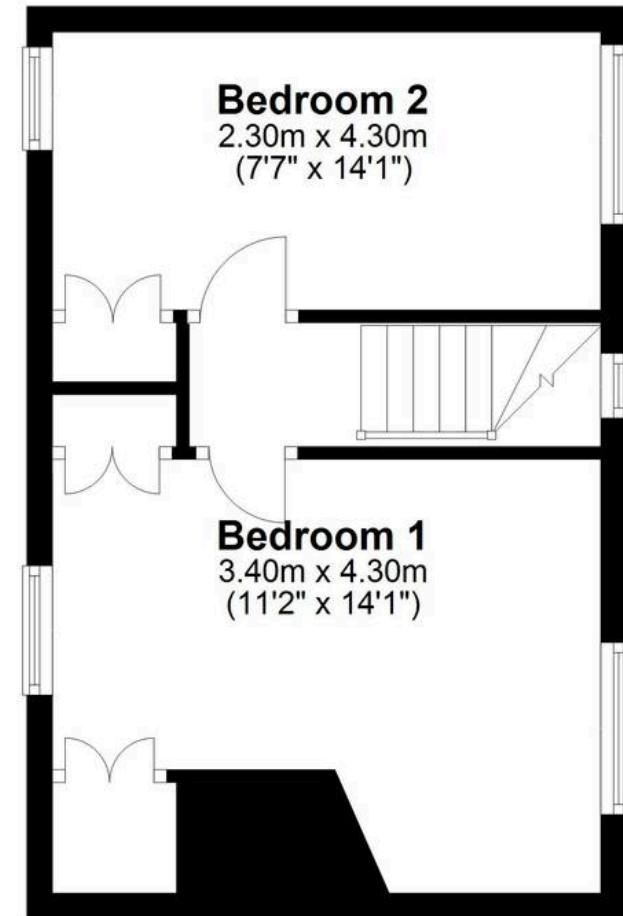
Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



First Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 71.9 sq. metres (773.4 sq. feet)



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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.