



The Tractor Shed, Posbury, EX17 3QF
£850 pcm

The Tractor Shed

Posbury, Crediton

- One bedroom, purpose built property
- Quiet, rural location
- Beautiful views and surroundings
- Presented in excellent condition
- Council Tax - Band A
- Parking
- Patio and garden

The Tractor Shed is located on the grounds of the former convent Near Posbury and is a bespoke one bed property offering tranquil rural location with outside space and parking and lovely views as well as the convenience of being able to access Crediton in 10 minutes and the centre of Exeter inside 30 minutes. The purpose built property offers an ideal retreat with open plan living space and kitchen along with good sized double bedroom, shower room and separate wc. The property is presented in excellent condition throughout and enjoys lots of natural light. The property is also fully double glazed with air source heat pump along with solar panels and battery power storage. Outside, there is parking for two cars, patio walkway around the outside and planted borders.





TERMS:

Available - Now

Rent - £850pcm

Deposit - £850 Protected with the Deposit Protection Scheme (DPS) - <https://www.depositprotection.com>

EPC - TBC

Heating - Air source heat pump

Partially furnished or unfurnished

Pets - Considered

Utilities - Bore hole and septic tank

Council Tax - Band A

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/>

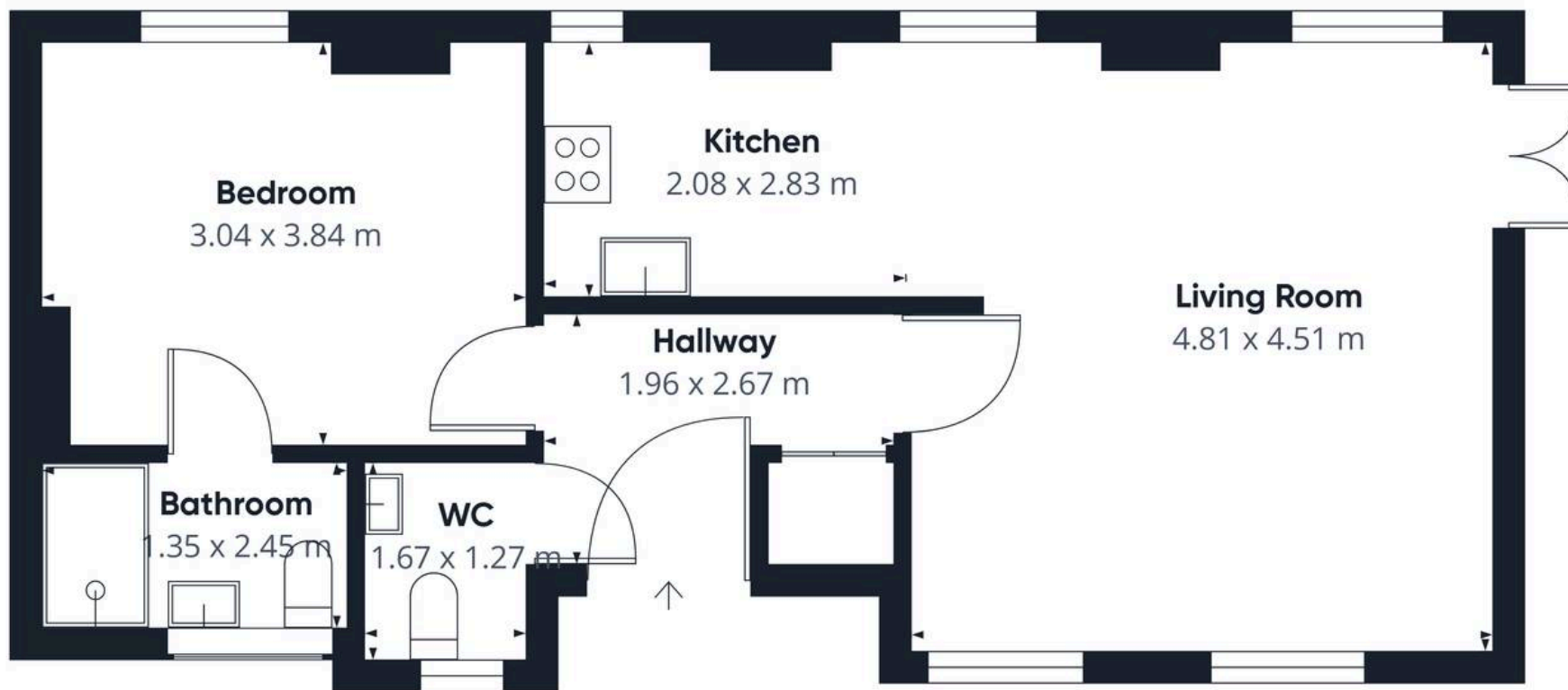
Tenant Checks - All applicants will undergo full referencing and must meet Right to Rent requirements.
Government guidance :
<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

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

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

What3words - ///elsewhere.served.alongside





Approximate total area⁽¹⁾
50.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.