



- Substantial Detached House
- Sought after town location
- Hugely spacious family accommodation
- 4 double beds, 3 reception rooms
- 2 en-suites, main bathroom, cloakroom
- Mature gardens surrounding
- Parking
- Available Now



**£1500 Per Month**

**HELMORES**  
SINCE 1699

**2 SOUTHFIELD DRIVE**  
CREDITON EX17 2ET





One of the best houses on this sought after development! A hugely spacious detached family house to about 2,400 sq ft enjoying lovely views, beautifully proportioned rooms including 3 reception, 2 en-suite bathrooms – available immediately

This substantial detached house is one of the best properties in Southfield Drive, a sought after town edge development built in the early 2000's by Persimmon Homes. The town centre is within walking distance and other amenities including schools, doctors surgery etc are also close by. The house offers very sizeable 4 double bedroomed accommodation to about 2,400 sq ft, all benefiting from mains gas central heating and uPVC double glazing throughout.

The living spaces are extremely well proportioned and well presented, with many rooms enjoying fine views over the town and Devon hills beyond. Outside the property is set in a mature garden which encompasses the property, plus there is ample off road parking for several vehicles. The property was formerly the show home for the development.

#### TERMS

Available - Immediately  
Terms - 12 month initial tenancy  
Rent - £1500.00 PCM  
Deposit - £1500  
Pets - Not for this property  
Furnished - No  
Council Tax Band - F

**DIRECTIONS :** On entering Southfield Drive, proceed up the hill, and number 2 will be seen on the left hand side as you enter the development.

**CREDITON :** An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade – artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

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: <https://www.helmores.com/rent/renting-guide>

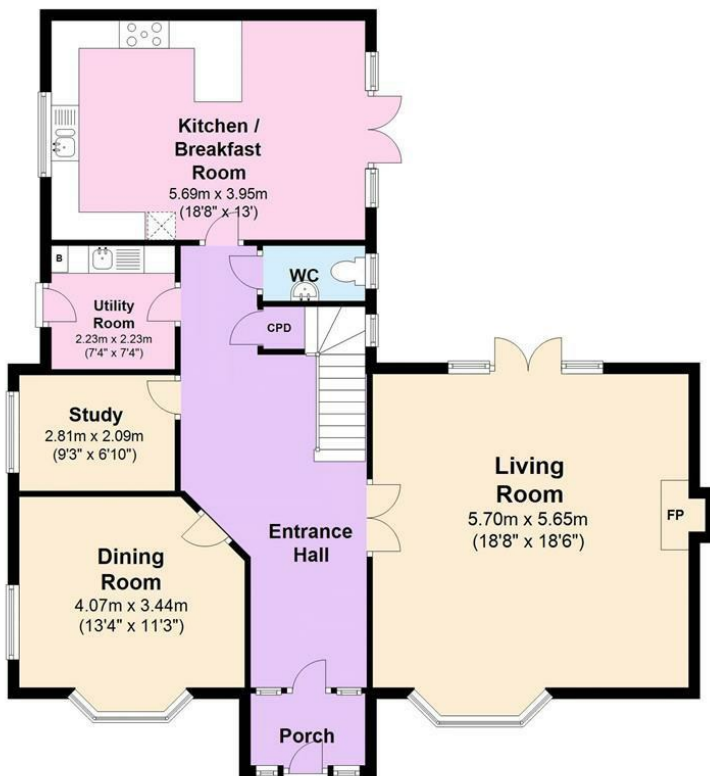
#### COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: [helmores.com/staysafe](https://www.helmores.com/staysafe)

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

**Ground Floor**

Approx. 107.7 sq. metres (1159.8 sq. feet)

**First Floor**

Approx. 105.2 sq. metres (1131.9 sq. feet)



Total area: approx. 212.9 sq. metres (2291.6 sq. feet)

**HELMORES**

SINCE 1871

111-112 High Street, Crediton  
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TO VIEW CALL 01363 777 999

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