



16 Station Road

Copplestone, Nr Crediton, Devon EX17 5HN

- A Semi-Detached House
- Three Bedrooms
- Terraced Rear Garden
- Garage and Parking

Rent ~ £900 pcm



THE KEENOR ESTATE AGENT



SITUATION 16 Station Road is situated at the end of a quiet cul-de-sac of similar properties opposite the train station towards the outskirts of Coplestone offering a village shop, a primary school and a good farm shop. the former market town of Crediton lies approximately five miles to the east and offers a more comprehensive range of facilities including super markets, doctors surgery, primary schools, secondary schools and several restaurants. Coplestone is also situated on a very good local bus route, providing regular and easy access to Crediton and Exeter via the A377. The Cathedral and University City of Exeter is situated twelve miles to the east and offers the comprehensive range of shopping, amenities and facilities one would expect from the county's principal city. Road link is via the A377 which joins the A30 at Exeter, providing easy access to the M5 motorway whilst Exeter St David's train station provides a fast Intercity rail link to London Paddington. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a newly built local sports field in Coplestone, Leisure Centres at Crediton, Okehampton and Exeter, other near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, near-by golf courses at Down St Mary, Crediton & Okehampton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately an hour's drive

DESCRIPTION 16 Station Road is a modern semi-detached house situated in a cul-de-sac of similar properties towards the outskirts of Coplestone, being of conventional cavity block construction under a tiled roof with uPVC double glazed windows and doors throughout. Internally the well presented unfurnished accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Sitting Room, an attractive fitted Kitchen, three Bedrooms and a Bathroom. The property has

recently been redecorated throughout and also benefits from mains gas central heating. Outside and to the rear of the property there is off-road parking for one car, a single garage and an enclosed terraced garden.

ENTRANCE From the front a uPVC double glazed Front Door opens into the

ENTRANCE HALL with doors to the Cloakroom, Kitchen and Sitting Room and easy turn stairs leading to the First Floor Landing. The Entrance Hall also benefits from a radiator, oak board floor, shoe store and a telephone point.

CLOAKROOM Fitted with matching white suite comprising a low level WC set below a window to the front and a pedestal corner wash hand basin with tiled splash backs. The Cloakroom is finished with an oak board floor and a radiator.

KITCHEN A well fitted Kitchen with a range of cream shaker style units to three sides under a laminate worksurface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer taps set below a window to the front overlooking the station. On one side are two built-in stainless steel ovens and an inset four ring gas hob with pull out extractor fan over set between a range of matching wall cupboards. The kitchen also benefits from a space and point for a fridge and freezer, space and plumbing for a washing machine, tile effect lino and spot lights.

SITTING ROOM A good sized room with fully glazed french doors overlooking and leading out to the rear garden with further window to one side. The Sitting Room also benefits from a deep understairs storage cupboard and two radiators.

STAIRS AND LANDING From the Entrance Hall, easy turn stairs with wooden handrail and balustrade to one side lead

to the First Floor Landing with doors off to all first floor rooms, hatch to roof space, and smoke alarm. On one side is the Airing Cupboard housing a radiator and slatted shelving.

BEDROOM 1 A double bedroom, with a window to the rear overlooking the garden with a radiator below.

BEDROOM 2 Another double bedroom with window to the front with radiator below.

BEDROOM 3 A single bedroom with window to the rear with radiator below

FAMILY BATHROOM with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer shower over and glazed shower screen to one side; a low level WC set below an obscure glazed window to the rear; and a pedestal wash hand basin with medicine cabinet over. The bathroom is finished with a radiator and a wood effect floor covering/

GARDEN At the rear of the property there is an enclosed garden comprising a paved patio area, a timber decked area and a lawned garden. In one corner a wooden pedestrian gate leads out to the side of the property whilst at the rear a further gate gives access to the back of the garage. The garden also benefits from a wooden Garden Shed. From the access road and to the rear of the garden, there is a single garage with concrete floor and metal up and over door.

SERVICES Mains electricity, mains water and mains drainage. Mains Gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

RATES The Tenant will be responsible for the Council Tax ~ Band C

Rent ~ £900 per calendar month, payable in advance by Banker's standing order.

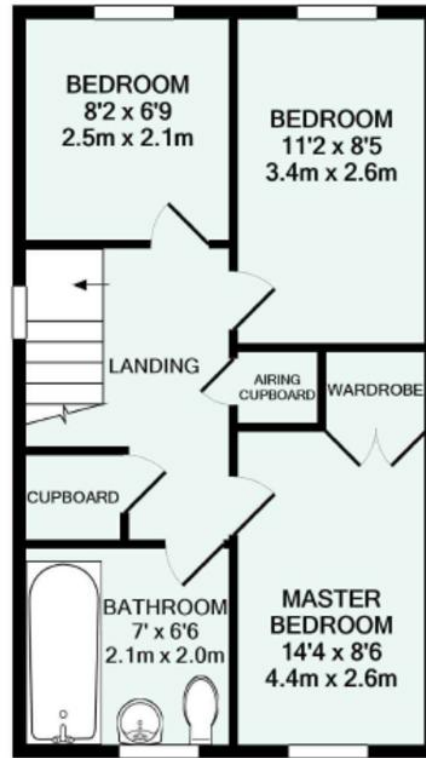
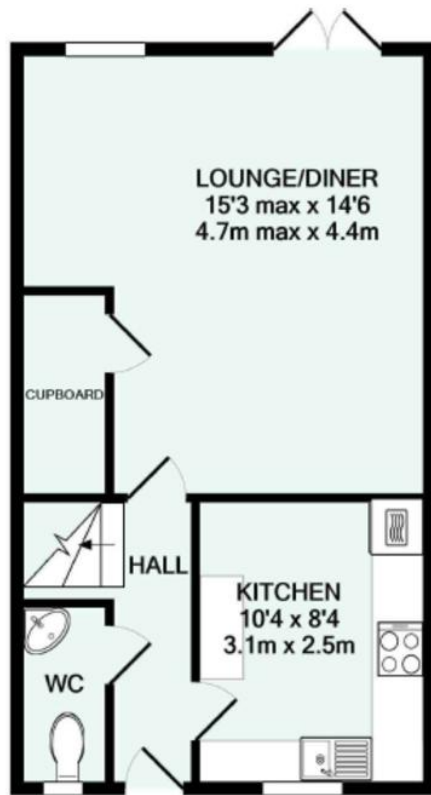
In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

TENURE The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds). Please Note: Pets by arrangement.

APPLICATION DETAILS We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Rent4Sure' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band C

TENURE

Assured Shorthold Tenancy

LOCAL AUTHORITY

Mid Devon District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

T: 01769 580 666

E: enquiries@keenors.co.uk

W: www.keenors.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements