



**Ramblers Rest, Lapford, EX17 6QD**

**£750 pcm**

**HELMORES**  
SINCE 1699



Situated in the heart of this pretty Mid-Devon village, within walking distance of the pub, primary school, community café & church, this beautifully presented cottage will be the ideal location for a couple or small family. The accommodation has been lovingly improved and includes two double bedrooms & an upstairs shower room, plus a living room with a fantastic fireplace with electric wood burning effect stove, a modern kitchen diner with integrated induction hob, washer/dryer, oven, fridge, freezer & dishwasher, there is also a handy utility area to the rear and good storage under the stairs. The property has uPVC double glazed windows throughout, plus modern programmable electric radiators.

Outside: The main outside space is to the front (7.7m x 2.3m) it is enclosed with seating areas that take in the view, parking is on road, but normally the space(s) in front of the cottage are left free for this property. There is also a strip to the rear for refuse/storage etc.

TERMS :

Available - Immediately

Rent: £750 PCM

Deposit : £750

Pets: Considered

Current Council Tax: A

Utilities: Mains electric, water (on a meter), telephone & broadband

Fastest broadband speed within this postcode: Up to 26Mbps

Drainage: Mains drainage

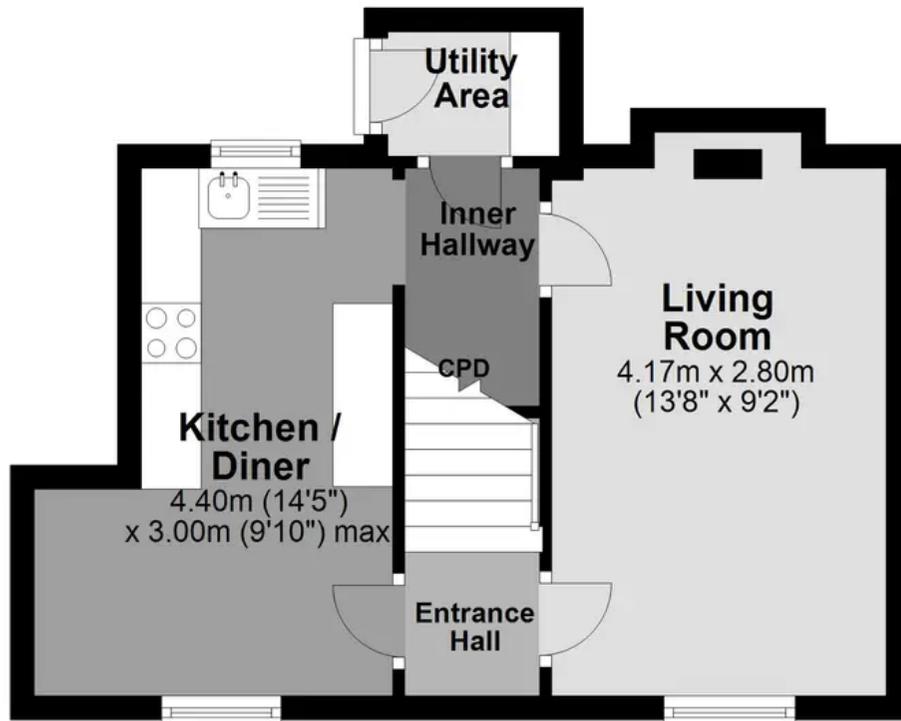
Heating: Modern electric radiators and log burner

Unfurnished



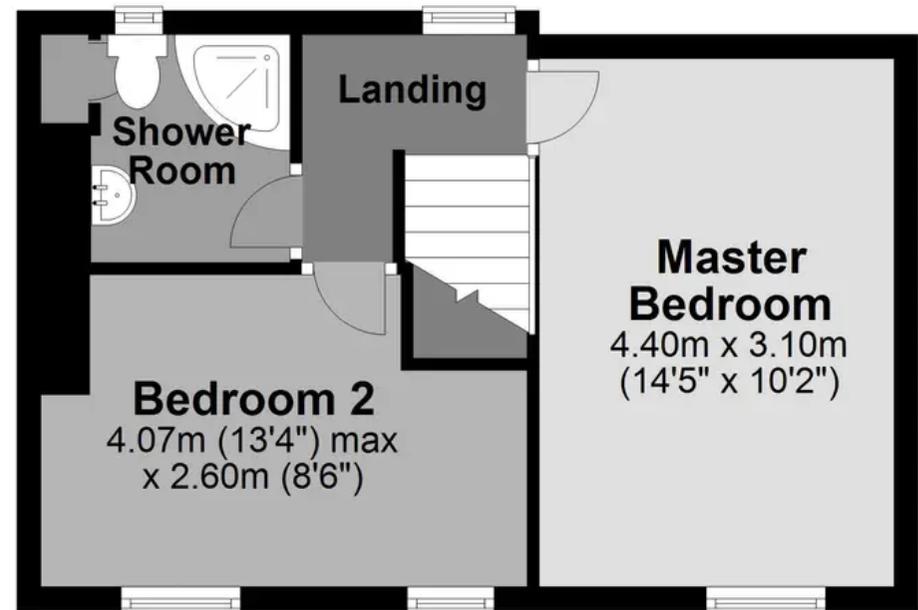
## Ground Floor

Approx. 30.0 sq. metres (322.4 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



Total area: approx. 61.8 sq. metres (664.9 sq. feet)



## Helmores

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