



7 Barton Court, Coppleshone  
£975 pcm

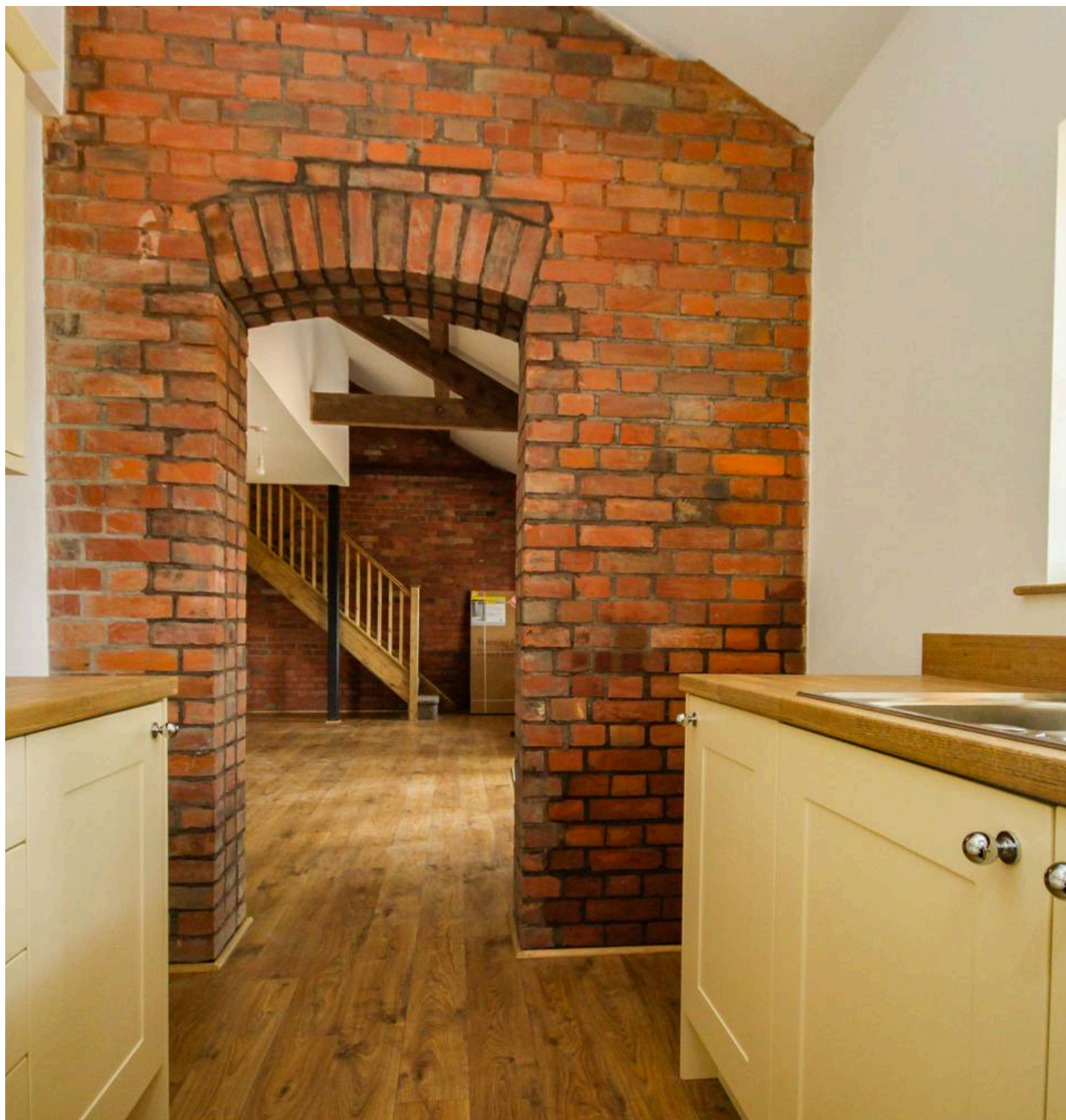
## 7 Barton Court

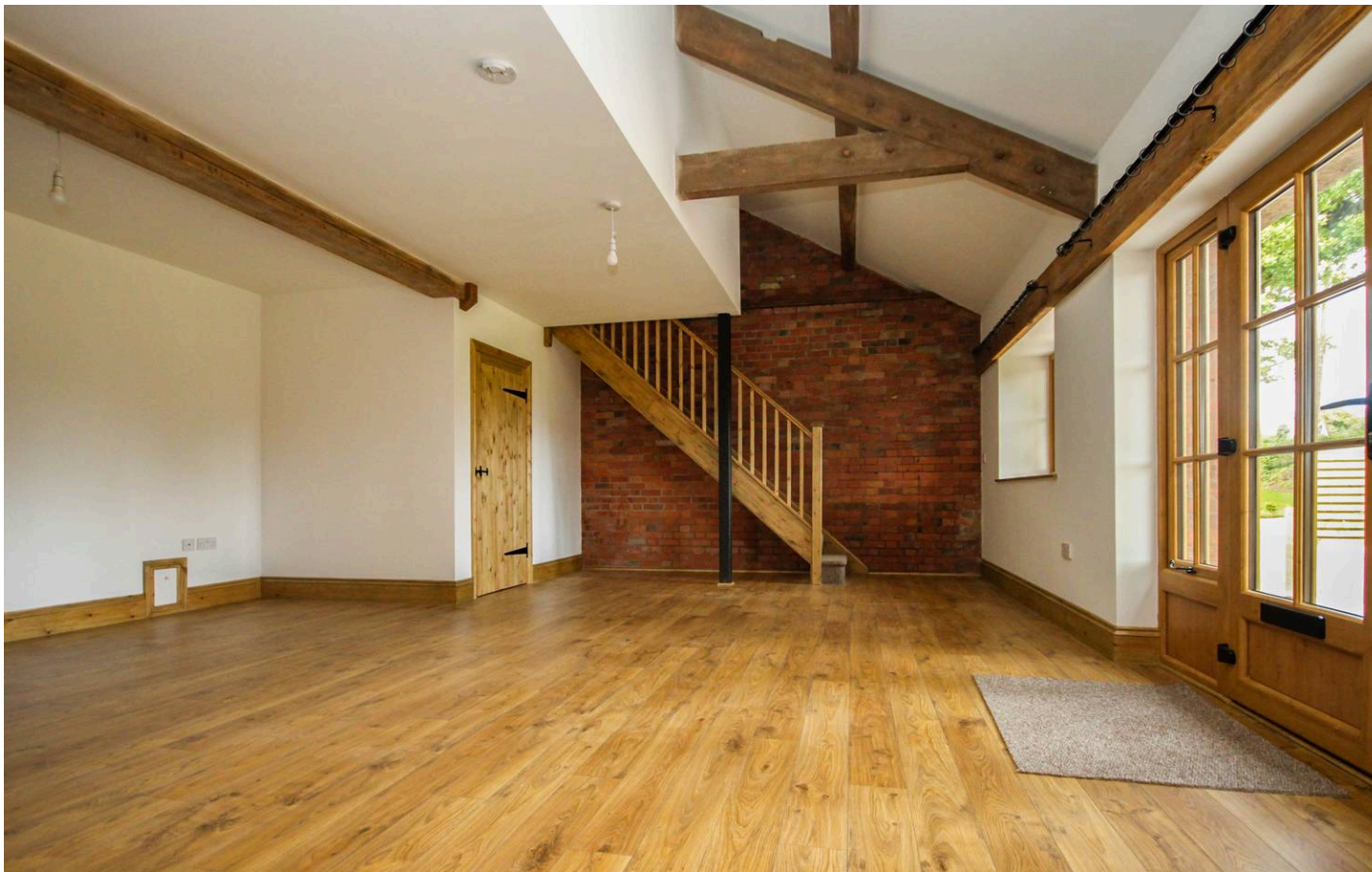
Copplestone, Crediton

- Converted 2 bedroom Devon barn
- Large living room
- Located on the outskirts of popular village
- Mains gas central heating & UPVC double glazed
- Off road parking & garden space

Pound House, Court Barton is a very modern, converted 2 bed Devon barn, lovely character features including exposed beams, large living room with exposed brick feature wall, gas central heating, off road parking & shared garden area, available now!

The property is finished to a high standard throughout, downstairs there is a large living room with feature brick wall on stairs to first floor, second bedroom, toilet & basin (space for washing machine) and brand new fitted kitchen with space for cooker. The upstairs comprises of a large double bedroom with built in wardrobes and family bathroom with bath and shower. The property has mains central gas heating (underfloor heating) and the windows are natural wood grain effect UPVC. There is a shared garden at the front of the property and off-road parking. Unfortunately the property is not suitable for pets





**TERMS:**

Available - Jan 2025

Rent - £975pcm

Deposit - £975

Heating - Gas

Unfurnished

Council Tax - Band C

Utilities : Electric, mains water and gas

**DIRECTIONS :** On entering Copplestone from Crediton, past the traffic lights take a slight left at the fork in the road, signpost 'Bow'. Take the first left and then turn immediately right into Barton Court. Take the first right in the development and number 7 will be found around the side on the left.

What3words: ///mills.fearfully.elite

**COPPLESTONE** is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events and in the local pub The Cross – where patrons chat by an open fire and enjoy fine ales. The pub gets its name from a 3m carved granite cross, found in the village centre, of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment – phone, email or call into the office with some dates and times that suit you.

I want to APPLY! What next?

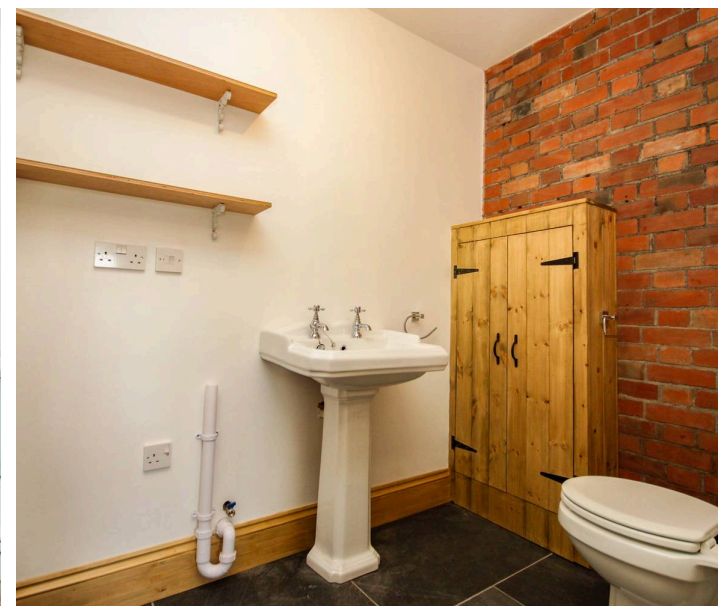
You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email.

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!

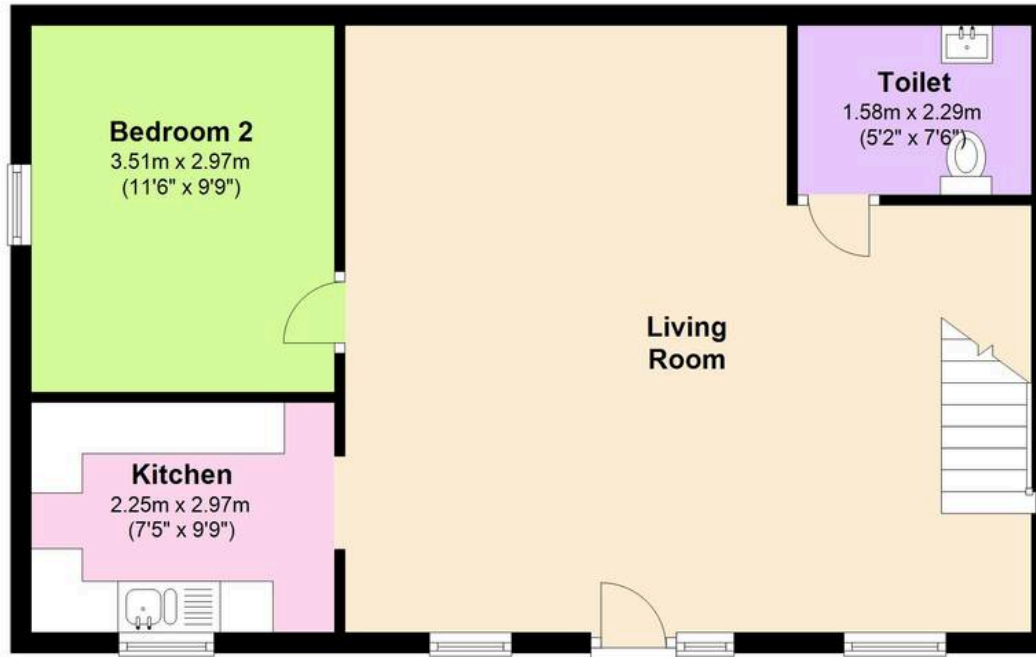
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <http://www.helmores.com/rent/renting-guide>



## Ground Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 90.7 sq. metres (976.3 sq. feet)



## Helmores

Helmores, 111-112 High Street - EX17 3LF

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[helmores.com/](http://helmores.com/)

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