



**Court View, Court Barton Farm EX17 6PZ**

**£1,300 pcm**

**HELMORES**  
SINCE 1699

## Court View

Court Barton Farm, Crediton

- Lovely 4 bed accommodation over 3 floors
- Rural setting, great views, backing onto fields
- Spacious living accommodation throughout
- Fully double glazed, oil central heating EPC: B
- 2 en-suites, fantastic fully fitted kitchen
- Available Very soon

This modern semi-detached house is located centrally in the pretty mid Devon village of Lapford. The village pub is a short walk away, the village also has a primary school, train station and bus service through the town. The A377 is accessed from the village which goes direct to Barnstaple (24 miles), Exeter is approx. 17 miles. This executive 4 bedroomed, semi detached house offers luxury living accommodation and the benefit of absolutely stunning views over the countryside towards Dartmoor. A huge feature the moment you enter the house is the cleverly designed terrace running virtually the length of the living/dining room with patio doors - just fabulous! Additionally, it offers the opportunity for comfortable home working if desired as the 3rd room on the Lower Ground Floor could easily be used for office/study space.





Two of the double bedrooms have en-suite shower rooms and there is a separate large bathroom with shower. Stunning fully fitted kitchen and above standard fixtures and fittings including oak veneer doors. Large utility and ground level cloakroom. This lovely accommodation is over 3 floors and is light airy and spacious and just off an A grade EPC rating! Oil central heating, double glazing, parking and enclosed garden. Please note: There are ample sockets/switches in all rooms and TV points are also in most rooms and curtain poles/tracks to some windows.

Please get in touch to discuss or arrange a viewing

Terms;

Available - Very soon

12 month initial tenancy

Rent £1,150 pcm

Deposit £1,150

Unfurnished

Council Tax - Band E

Utilities Electric, mains water, oil

EPC - B86



**DIRECTIONS** - From the A377 take the turning signposted 'Lapford' & head up into the village, passing the post box on the right. The road bends to the left, on the bend turn right onto a concreted entrance and Court View will be found immediately on your right.

or sat nav, please follow EX17 6PZ

What3words - [///amplifier.projects.rotate](https://www.what3words.com/#!/amplifier.projects.rotate)

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.

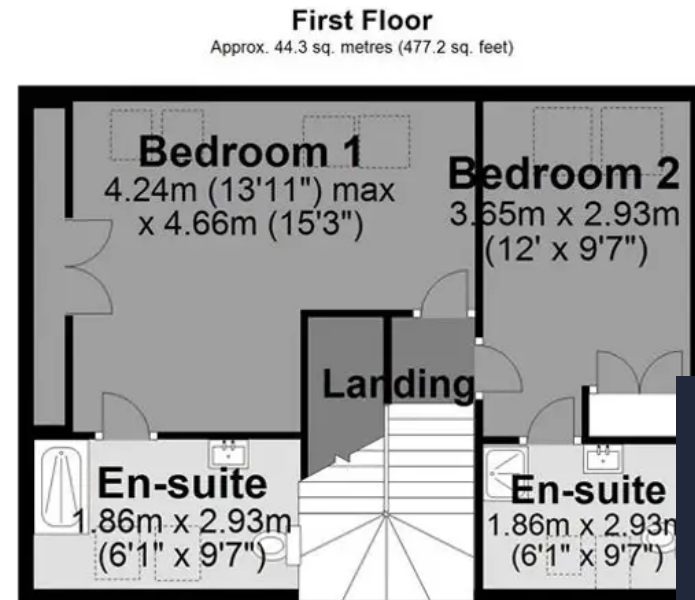
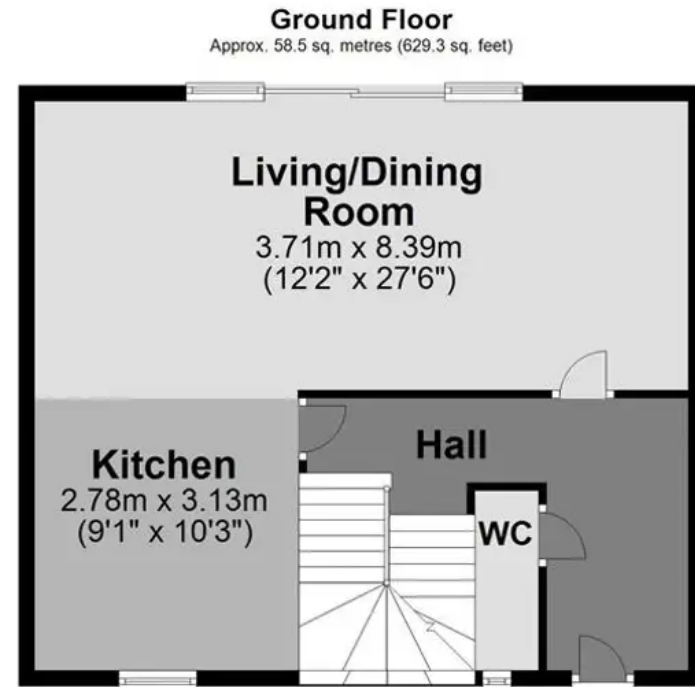
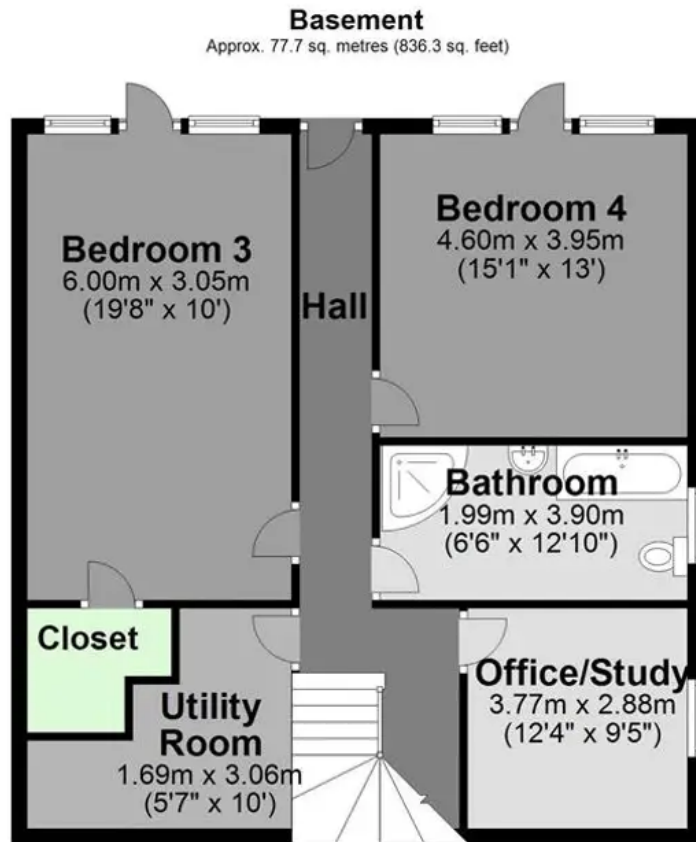
We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

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





Total area: approx. 180.5 sq. metres (1942.8 sq. feet)

**HELMORES**  
SINCE 1699



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

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

**HELMORES**  
SINCE 1699

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.