



2 Queens Park, Shobrooke  
£1,050 pcm

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## 2 Queens Park

Shobrooke, Crediton

- 3 bedroom semi detached property
- Sought after village location
- Garden room and conservatory
- Two parking spaces
- Front and rear gardens
- Log Burner

2 Queens Park in Shobrooke is a very well presented, three bedroom, semi detached property in the village of Shobrooke, just a couple of minutes outside of Crediton. The property is situated on a quiet, cul-de-sac and has two parking spaces to the front along with a large garden that has been utilized as vegetable and fruit patch with unspoilt views over the local countryside, there is also a good sized, enclosed rear garden.

The first floor consists of a lovely front conservatory which in turn leads on to the living room with log burner, there is also a kitchen/diner with integrated units, cooker and hob as well as ground floor shower room and the lovely garden room with slide doors to



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the rear garden. On the first floor there are three bedrooms with views. The whole property is in excellent condition and is currently undergoing some redecoration and being prepared for first time rental after being the owners home for several years. The property has full double glazing and a log burner with electric heating.

Terms;

Rent - £1050pcm

Deposit - £1050

Pets - Considered

Unfurnished

EPC - E40

Council tax - Band C

Heating - Electric

Directions - The property is located in a small cul de sac (Queens Park) which is on your left just as you approach the village hall and the village if approaching from Crediton

Sat nav - please follow EX17 1AS

What3words - [///grabs.dispenser.demanding](https://www.what3words.com/#!/grabs.dispenser.demanding)

SHOBROOKE is a village, parish and former manor - located 1½ miles north east of Crediton. The village backdrop is that of smaller hills, and brief woodland ridges, with oak and ash commonplace - interspersed by



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a collaged, arable landscape, of frequent colour. The name 'Shobrooke' is derived from the old English words 'succa' and 'broc', meaning 'Hob-goblin Brook'. Nearby lies Shobrooke Park, a spacious country estate, open to the public, with many wizened and ancient trees standing tall. Furthermore it claims a large fishing lake, and a grassy amphitheatre – for live music on summer nights. The Red Lion Inn offers B&B facilities, a beer garden with lush country views, and excellent food and drink. Plus, it provides a welcome rest stop to those travelling between Land's End and John O'groats. Shobrooke is in the immediate catchment area for the schools in Crediton – also home to the closest shops.

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!

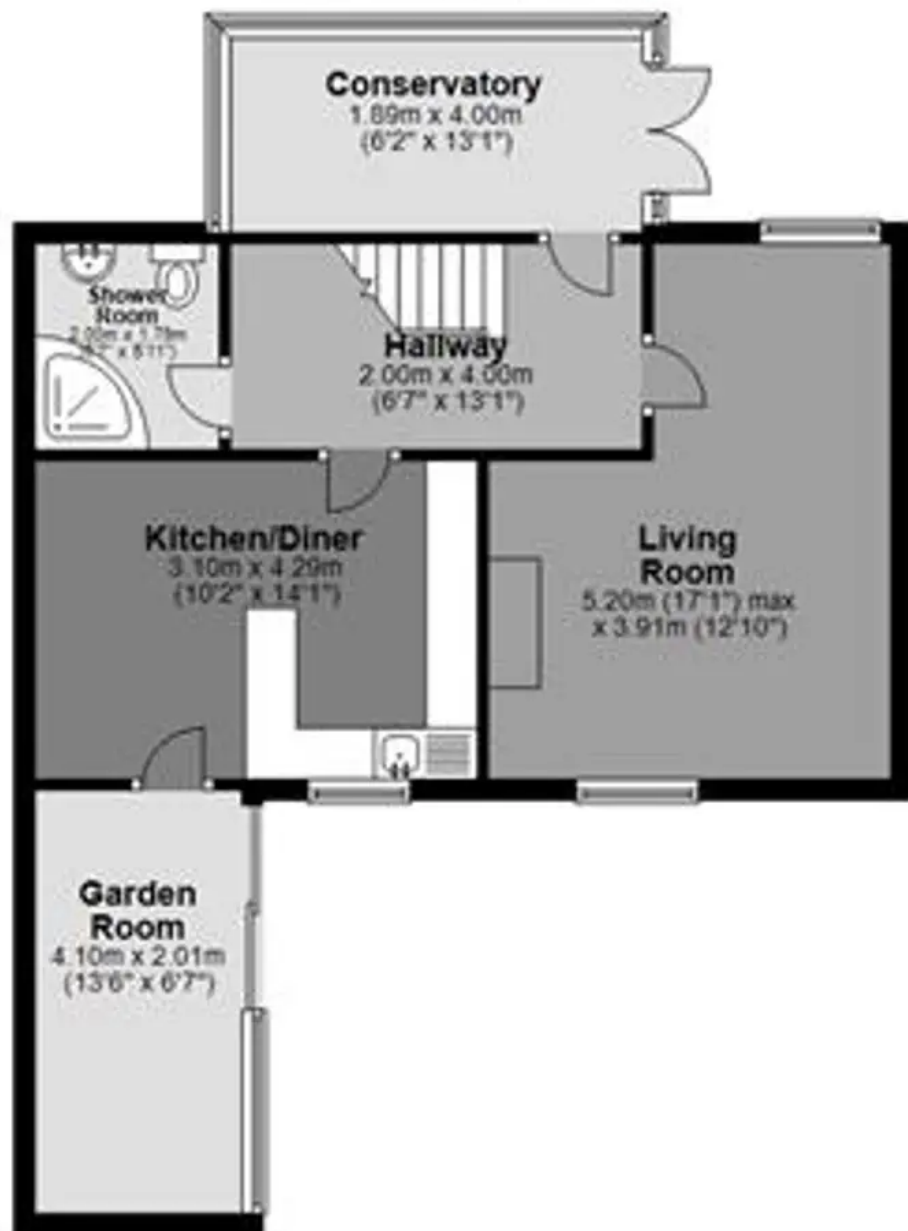
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



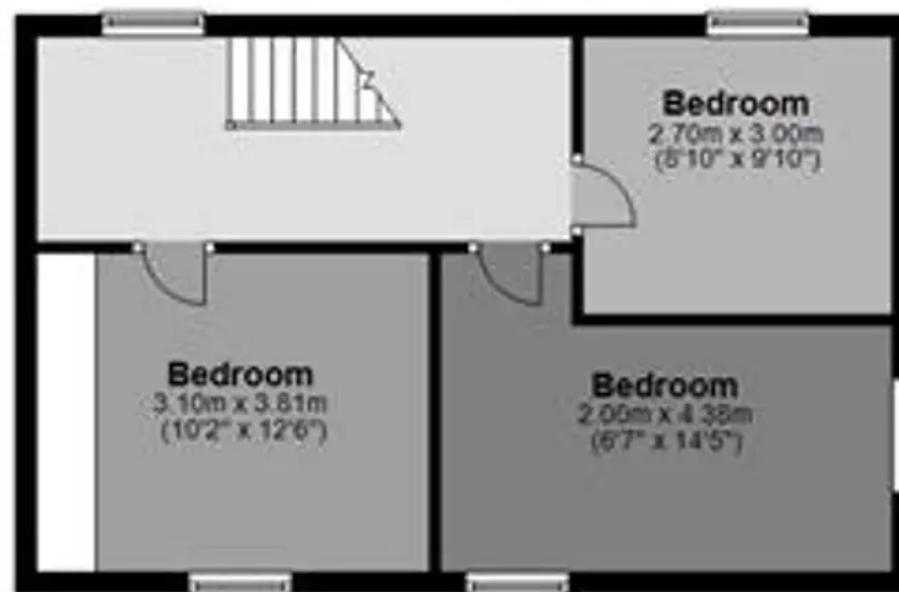
### Ground Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 102.6 sq. metres (1104.7 sq. feet)

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## Helmores

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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.