



109 Sunnymead, Copplestone, EX17 5NB

£825 pcm

HELMORES
SINCE 1699

109 Sunnymead

Copplestone, Crediton, EX17 5NB

- Three bedroom semi detached property
- Village location
- Off road parking
- Front and rear gardens
- Conservatory
- EPC - D68
- Council tax - Band B

Large, semi-detached, three bedroom property with off-road parking and good sized front and rear gardens on residential estate in centre of Copplestone. The property is well laid out with a generous front room and kitchen/diner on the ground floor along with conservatory which in turn gives access to the enclosed rear garden. On the first floor there are three bedrooms (two of these good sized doubles) as well as the family bathroom. There is access to part of the loft space for storage and the property is fully double glazed and has gas central heating.





Terms;

Available - Immediately

Rent - £825pcm

Deposit - £825

Unfurnished

Heating - Gas central heating

Pets - considered

Directions;

For sat nav purposes please follow the address or postcode.

What3words - ///wired.banquets.blocking

COPPLESTONE is a popular Mid Devon village adjoining the A377 Exeter /Barnstaple road about 4 miles west of Crediton. The Cathedral City of Exeter is about 12 miles to the East,with excellent connections including the M5 motorway, main line rail stations and its airport to the east of the city. To the south west and the north east of Copplestone are the National Parks of Dartmoor and Exmoor, renowned for their spectacular scenery with excellent facilities for walking, riding and fishing. The village has a post office / general stores and a modern primary school. There is a bus service through the village to Exeter via Crediton. The village also has a railway station with rains every hour to both Barnstaple and Exeter. In the village stands an ancient granite cross which is mentioned in a Saxon charter of the year 974. This cross is virtually in the centre of the County.



HELMORES
SINCE 1699

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!

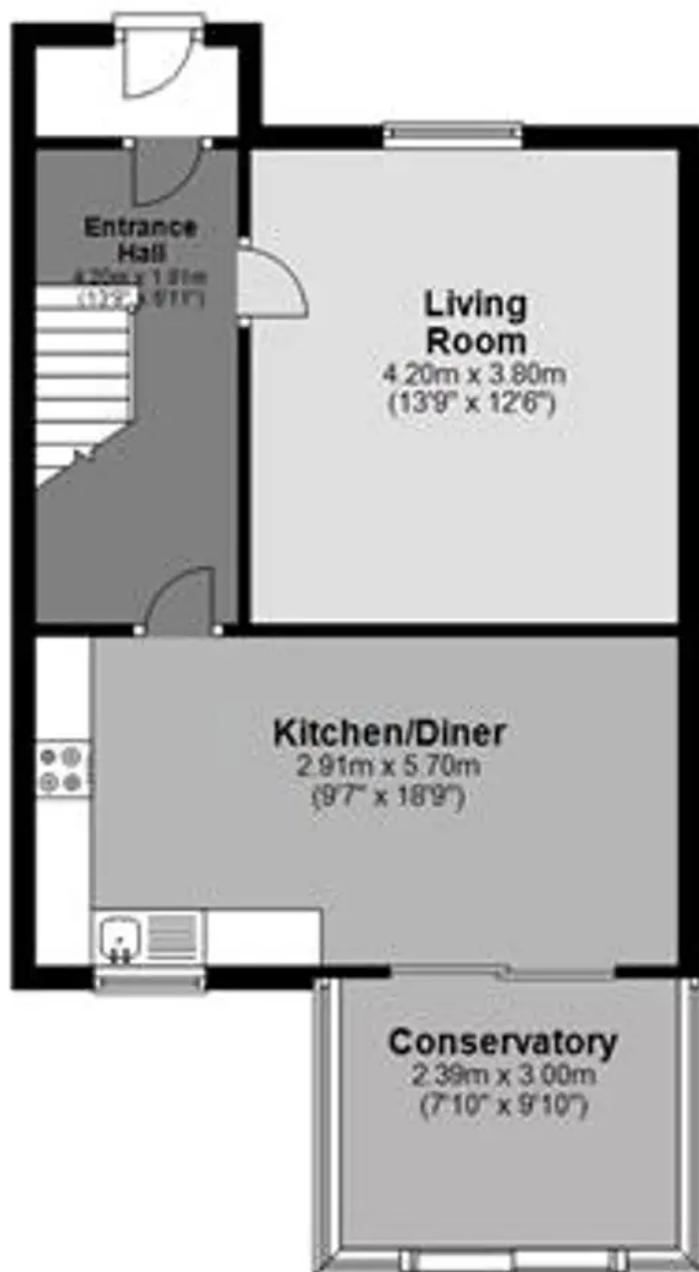
You can also check out our step by step RENTING GUIDE here:

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



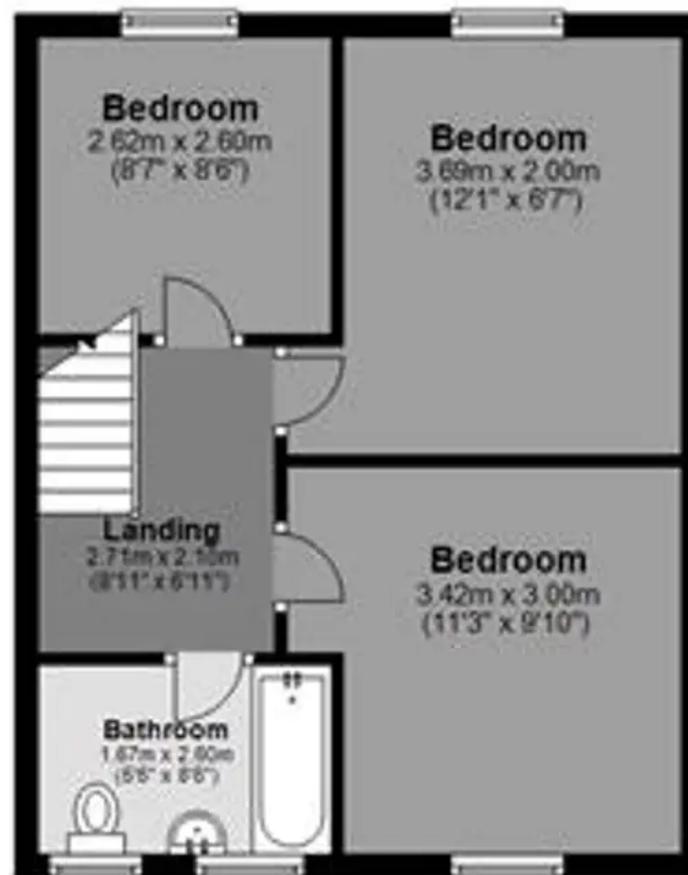
Ground Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 91.3 sq. metres (983.1 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

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.