



8 Charlotte Court, Crediton, EX17 3FE

£725 pcm

HELMORES
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8 Charlotte Court, Charlotte Street, CREDITON, EX17 3FE

- Modern, two bedroom flat
- Designated parking space
- Well presented
- Convenient location
- Gas central heating
- Council tax Band A

8 Charlotte Court, CREDITON is a modern and well presented, two bedroom flat located on the first floor of this conveniently located development. The property is ideally located for all local amenities and has a designated parking space in the adjacent car park at rear.

The flat is on the first floor and is accessed by external steps. The living accommodation consists of an open plan kitchen and living space, bathroom with shower and two bedrooms (one double and one single). The property is well maintained and presented and is serviced by modern gas boiler central heating and is fully double glazed.





TERMS :

Available - March

Rent - £725pcm

Deposit - £725

Unfurnished

Heating - Gas

Tax Band - A

EPC - to follow

Pets - Considered

DIRECTIONS : The property is located on the A377. From the centre of Crediton, proceed east toward Exeter and follow this road past the main parish church and shortly after joining Charlotte st and passing the fire station on your right you will see the property.

For sat nav purposes please follow the postcode or the property address

What3words - ///bins.cuddled.evening



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CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

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!

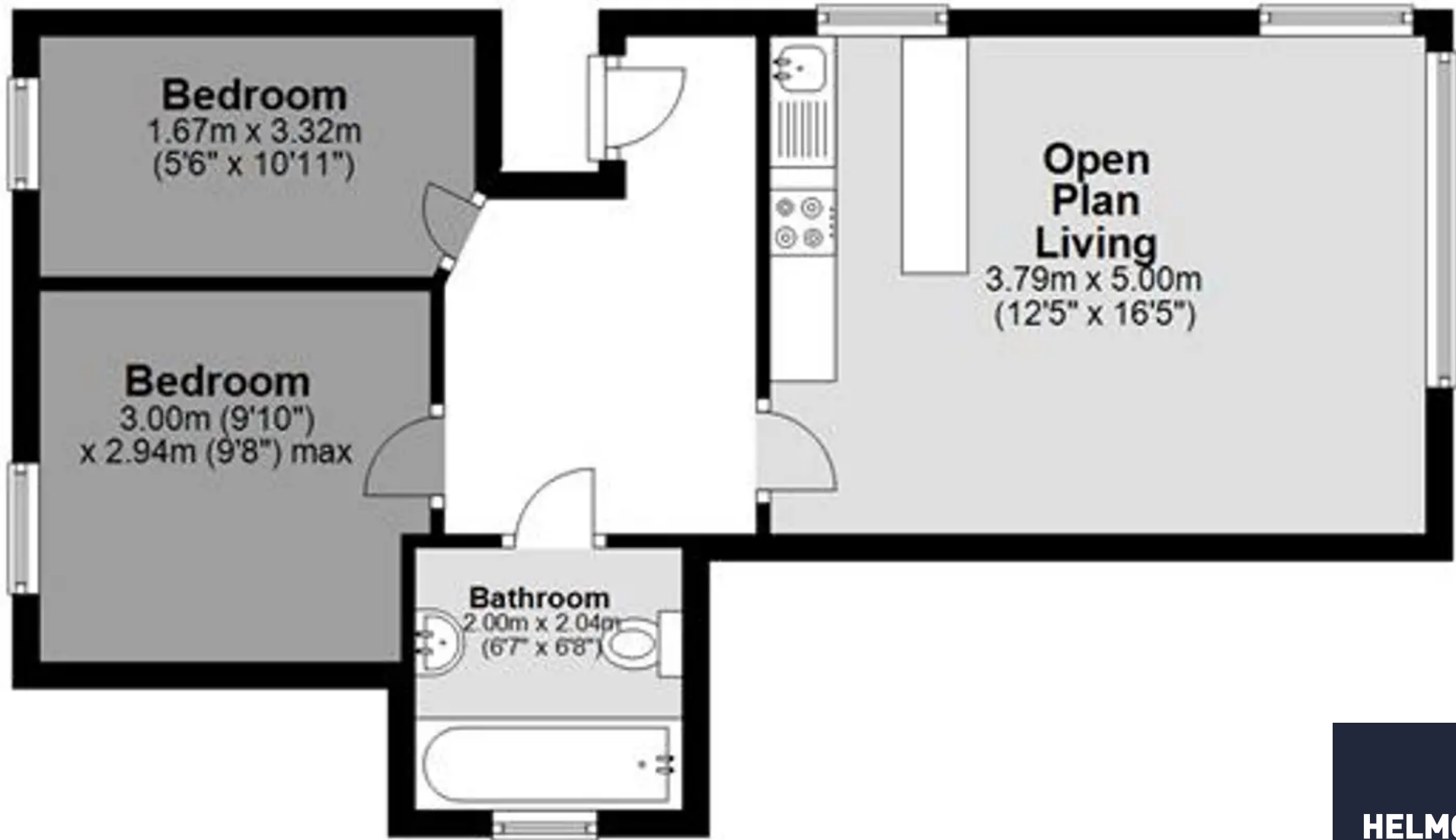
You can also check out our step by step RENTING GUIDE here:

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



Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



Total area: approx. 46.3 sq. metres (497.9 sq. feet)

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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.