



2 Leigh Views, East Leigh, EX17 6FN

£1,550 pcm

**HELMORES**  
SINCE 1699

## 2 Leigh Views

East Leigh, Crediton

- Beautiful modern barn conversion
- Idyllic rural setting on outskirts of small Devon hamlet
- Stunning rural views
- Fantastic modern contemporary style accommodation
- Fully fitted kitchen with appliances, log burner
- Paved and gravelled garden area, off road parking
- Air source underfloor heating and solar thermal panels

2 Leigh Views is fantastic modern, contemporary semi-detached barn conversion ideally located on the outskirts of Eastleigh, a beautiful Devon hamlet surrounded rolling farmland, about 10 miles (approx. 20 mins) drive from Crediton.

The barn is well away from main roads, adjoins open fields, and enjoys lovely rural views with Exmoor on the horizon in the distance. The accommodation extends to about 1,500 sq ft, and has well-proportioned rooms with high ceilings giving a terrific feeling of space. The large open plan kitchen/living room has tri-folding





glazed doors leading to outside, a beautifully fitted contemporary kitchen with all built in appliances (dishwasher, electric oven, hob, fridge/freezer) and an island unit with breakfast bar, and polished granite worktops. There is also a log burner with exposed flue. A rear corridor gives access to all 3 double bedrooms with the master having an en-suite and all with fitted wardrobes. There's a utility room with units, worktop and sink, space for a washing machine (tenant to supply their own appliance), and a plant room with the solar thermal controls, and thermal store etc. The main bathroom has a contemporary style suite with a p-bath (shower over), wash basin with cupboards and wc with built-in cistern. Central heating is provided by an efficient air source heat pump which provides domestic hot water and underfloor central heating throughout. During the warmer months, solar thermal panels contribute hot water to the thermal store therefore making the property economical to run.

Outside, a driveway (also serving the adjoining barn) leads to ample off road parking. The garden comprises of the gravelled area to the front and side, plus paved areas. All of which is designed for minimal maintenance.



#### TERMS :

12 months initial tenancy

Available - Immediately

Furnished - No

Pets - Unfortunately not for this property

Council Tax Band - D

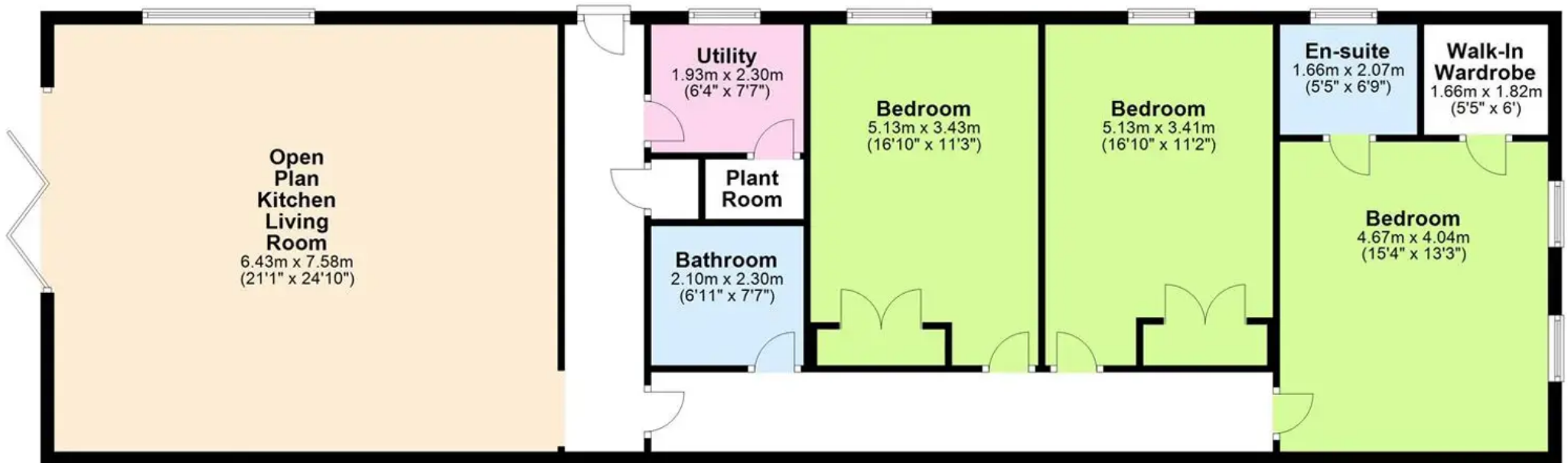
Heating - Electric (air source hear pump)

EPC - C

Viewing - Please call to arrange

## Ground Floor

Approx. 144.3 sq. metres (1553.2 sq. feet)



Total area: approx. 144.3 sq. metres (1553.2 sq. feet)

**1 Leigh View, Eastleigh, Crediton**

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