



1 Orchard Close, Upton Pyne, EX5 5QG

£1,950 pcm

HELMORES
SINCE 1699

1 Orchard Close

Upton Pyne, Exeter, EX5 5QG

- 4 Bedroom detached property
- Popular village location
- C rated EPC
- Recently refurbished
- Immaculate condition
- Off road parking and garage
- Master bedroom, en-suite

1 Orchard Close is a very well appointed, refurbished property with newly fitted kitchen. The accommodation includes 4 bedrooms, one of which is en-suite, and it is located in the popular village of Upton Pyne.

The property has its own drive with parking as well as large garage and private and secure rear garden.

The house itself is presented in immaculate condition both internally and externally and offers generous living space. The ground floor consists of large open plan kitchen/dining room with utility, lounge, w/c and separate study. On the first floor there are four bedrooms (one of these en-suite) as well as a family bathroom with bath and over shower. The property has just undergone thorough modernisation and refurbishment and has a new kitchen fitted. The flooring is a combination of insulated vinyl plank flooring and carpet.





Full double glazing and gas central heating ensure the property is well serviced with relatively low running costs.

Terms;

Available - Now

Rent - £1950pcm

Deposit - £1950

Unfurnished

Pets - Considered

Smokers - No

Heating - Mains gas central heating plus a gas fired stove in the lounge

Hob & Ovens Electric

Directions - For sat nav purposes please use the property address or postcode

What3words - ///fines.daydreams.hello

Situated in Upton Pyne, approximately three miles from the centre of Exeter, making it an easy commute into the city the university and to Exeter St David's railway station. Surrounded by glorious Devon countryside, the village has a very good local community with a village hall, historic church and licensed social club bar which also holds numerous events throughout the year. The nearby village of Brampford Speke offers an excellent local primary school and a public house, "The Agricultural Inn". A mile away is the main Crediton road with bus routes in and out of the city, and the popular Bernaville Nurseries.



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!

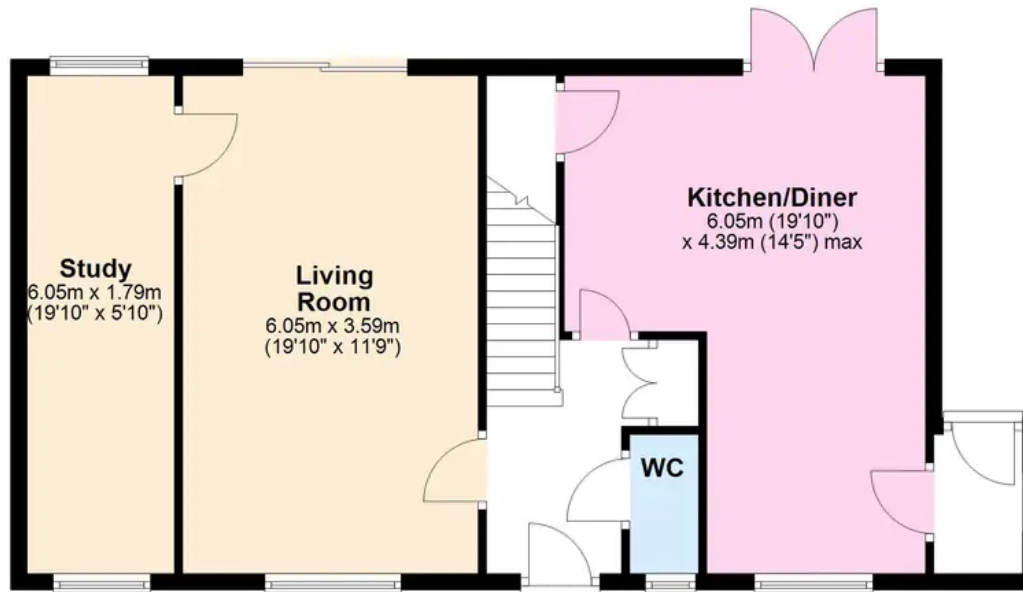
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



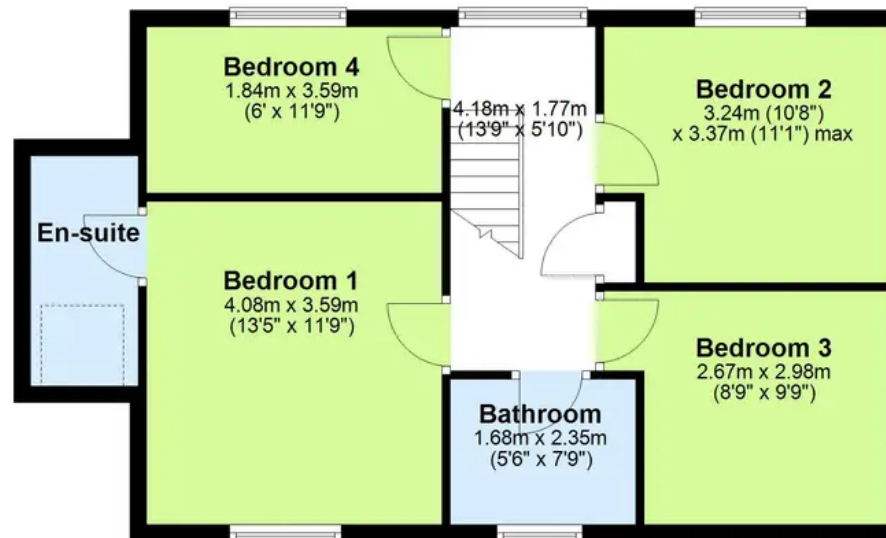
Ground Floor

Approx. 70.1 sq. metres (754.5 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Total area: approx. 128.1 sq. metres (1379.2 sq. feet)



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