



Chapel House, Sampford Courtenay, Devon, EX20 2SY

£1,200 pcm

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# Chapel House

## Sampford Courtenay

- Brand new and detached chapel conversion
- Quiet, rural village location
- Three double bedrooms with master ensuite
- Beautiful first floor open plan living space with vaulted ceiling
- Underfloor heating
- Area benefits from superfast broadband
- Council Tax Band B
- EPC - C73

Chapel Cottage is a really special and unique conversion of the former Methodist chapel in the sought after village of Sampford Courtenay, which was completed in the Spring of 2023. The conversion has been undertaken to the highest order and offers three spacious bedrooms on the ground floor with the master bedroom featuring an impressive ensuite shower room, the other two bedrooms are serviced by an equally impressive family shower room. On the first floor via the oak staircase there is a fantastic, modern, open plan living space with splendid vaulted ceiling and bespoke windows that allow for lots of natural light. The bespoke kitchen area is another highlight and features quartz worktops and a centre island as well as integrated fridge/freezer, double oven, island mounted hob and dishwasher.





The pictures speak for themselves but the property is even more impressive when viewed so please contact us so that we can arrange a viewing for you or discuss further.

TERMS :

Available - Late May

Rent - £1200pcm

Deposit - £1200

Unfurnished

Pets - Considered

Heating - Oil central heating-underfloor heating

DIRECTIONS : For sat nav, please follow EX20 2SY

What3words - ///genius.skirting.powder



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SAMPFORD COURTENAY is a delightfully unspoilt Devon village which is conveniently located within close proximity to Dartmoor. There is a good range of local amenities and both the north and south coasts are within thirty/forty miles for those wishing to enjoy coastal activities. The A30 is within a short drive for commuters with easy access to the Cathedral City of Exeter and beyond. The town of Okehampton lies approximately 6 miles to the south and offers a wide range of amenities and facilities including a secondary school, 6th form, primary school, 3 supermarkets including a Waitrose, range of independent shops, restaurants, a hospital, multi doctors surgery and a sports complex and swimming pool.

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>



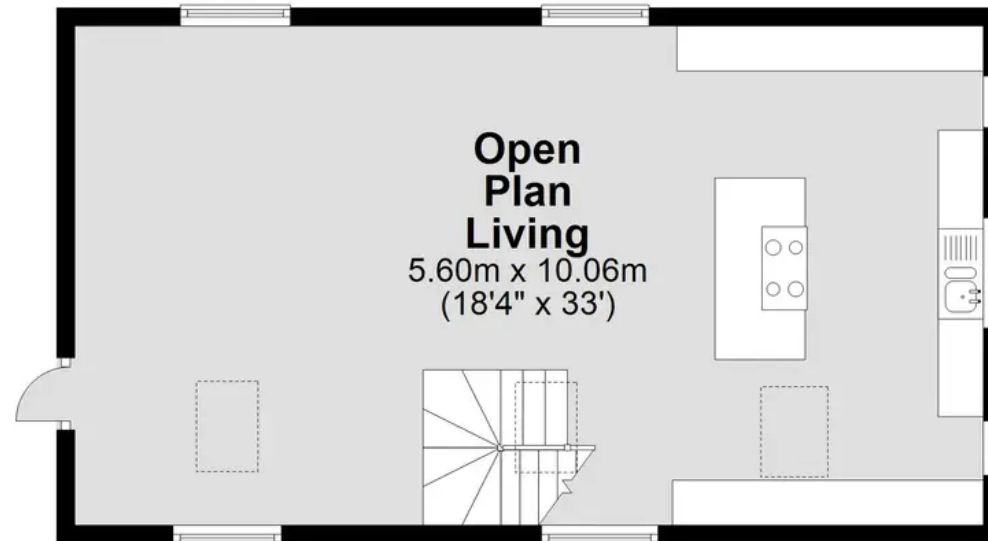
### Ground Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



### First Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



Total area: approx. 112.2 sq. metres (1208.2 sq. feet)



## Helmores

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