



Farthings, Belle Parade, Crediton, EX17 2AA

£1,150 pcm

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# Farthings, Belle Parade

Crediton, EX17 2AA

- Large townhouse
- Convenient, central location
- Secluded, rear garden
- Gas central heating
- Unique, character property
- Large garage and off road parking
- Close to all amenities
- Open fire

Farthings is a delightful, character property, located right in the centre of the town, offering great access to all local amenities and services. The property has good, off road parking as well as a large garage which is attached to the house and can be accessed off the entrance hall.

On the ground floor there is generous living space with a beautiful living room with open fire, high ceilings and rear patio door offering access to the level and secluded rear garden. The living room leads to the kitchen which in turn leads to the utility/second kitchen which again leads to a smaller additional room.

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On the first floor there are two bedrooms (one of which could be used as office space/study) as it is a connecting room to the family bathroom and on the second floor there are an additional, two bedrooms as well as utility/laundry room equipped with plumbing for washing machine and sink. The two larger rear bedrooms overlooking the park are very generous double rooms offering great views over the neighbouring park, as well as the family bathroom there are additional wc's adjacent to the garage and on the half floor level between first and second floors. The aga in kitchen is not operational.

Terms;

Available - Now

Rent - £1150pcm

Deposit - £1150

Unfurnished

Heating - Mains gas and open fire

Pets - Considered

EPC - E47

Council tax - Band B



Directions - Situated very centrally, next to the library at the rear of the town park

For sat nav please use postcode or property address

What3words - ///thinkers.available.logged



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:

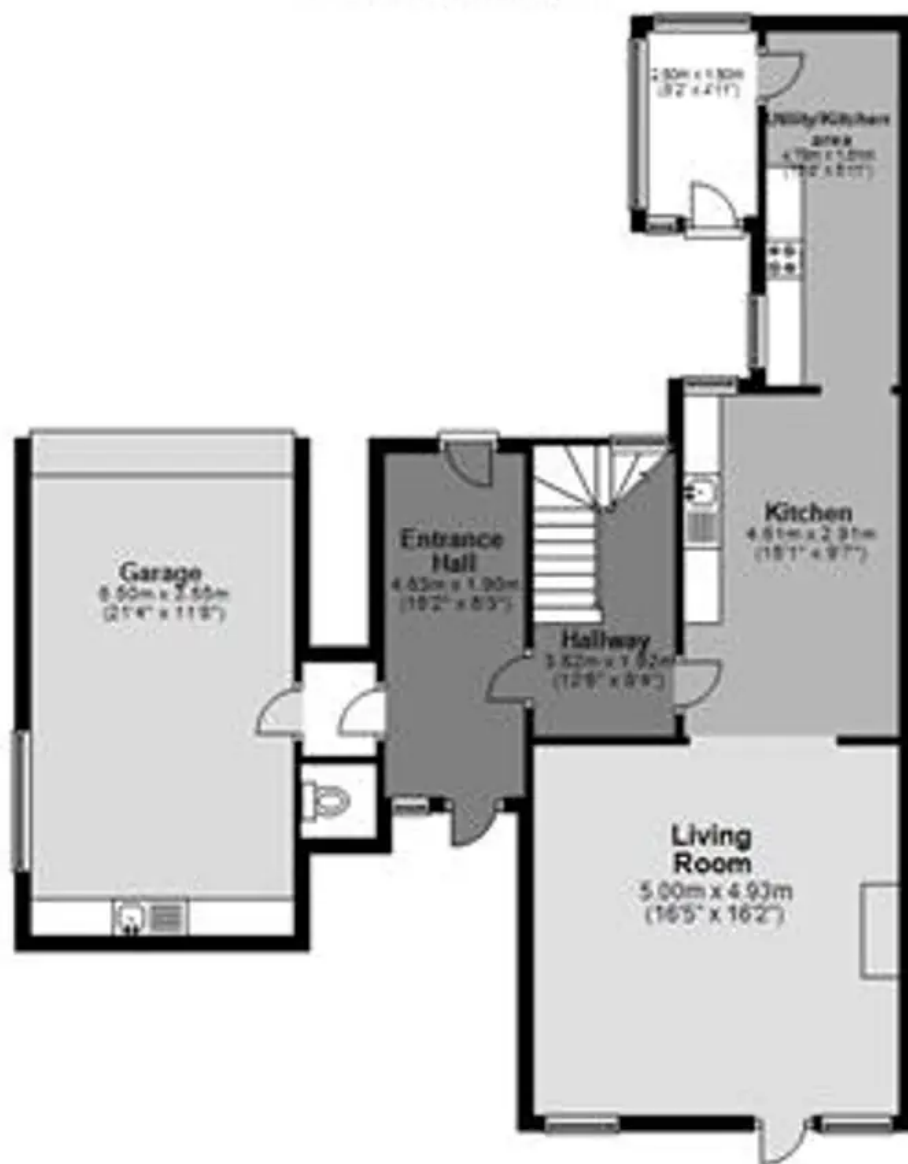
<https://www.helmores.com/rent/renting-guide>





### Ground Floor

Approx. 94.2 sq. metres (1014.3 sq. feet)



### First Floor

Approx. 85.7 sq. metres (920.8 sq. feet)



### Second Floor

Approx. 45.5 sq. metres (490.8 sq. feet)



Total area: approx. 199.5 sq. metres (2146.9 sq. feet)

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# Helmores

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