



Trevella, Western Road, Crediton, EX17 3LT

£1,200 pcm

Trevella, Western Road

Crediton

- 3 bedroom semi detached house
- 2 reception rooms and large kitchen diner
- Character property
- Private walled garden
- Gas central heating
- Convenient for schools, public transport and local amenities
- New kitchen and bathroom

Trevella is a very conveniently located three bedroom, semi-detached property that is split across 3 levels. The house is located up a short private walkway adjacent to Wistaria dental practice from Western road. The ground floor consists of a large kitchen and utility space along with living room and separate dining room, stairs lead to the first floor where there are two bedrooms and family bathroom and then onto the second floor which houses the third bedroom. The property is undergoing some renovations which will include a new bathroom and kitchen as well as partial new carpets/flooring.





The house benefits from double glazing and gas central heating. The property also has the added benefit of a private, walled garden.

There is no designated parking at the property.

TERMS :

Available - Now

Rent - £1200pcm

Deposit - £1200

Unfurnished

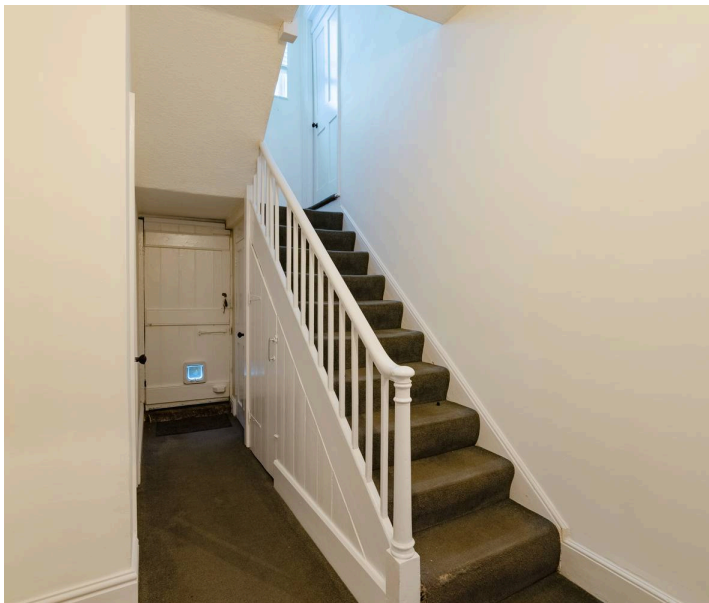
Heating - Mains gas

DIRECTIONS :

For sat-nav use EX17 3LT

What3Words address is [///resolves.multiples.counts](https://www.what3words.com/#!/resolves.multiples.counts)

From Crediton High Street head towards The Green and at the traffic lights, go straight over. The property is up a small lane on the right (between the two school carparks). For viewings it's probably best to park in St Lawrence Green/St Martins Lane and walk to the house.



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 Credeney, amongst gentle,

rolling hills and verdant pastures. 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, pubs, a farmers’ market and bakeries, jam packed with mouth watering 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!

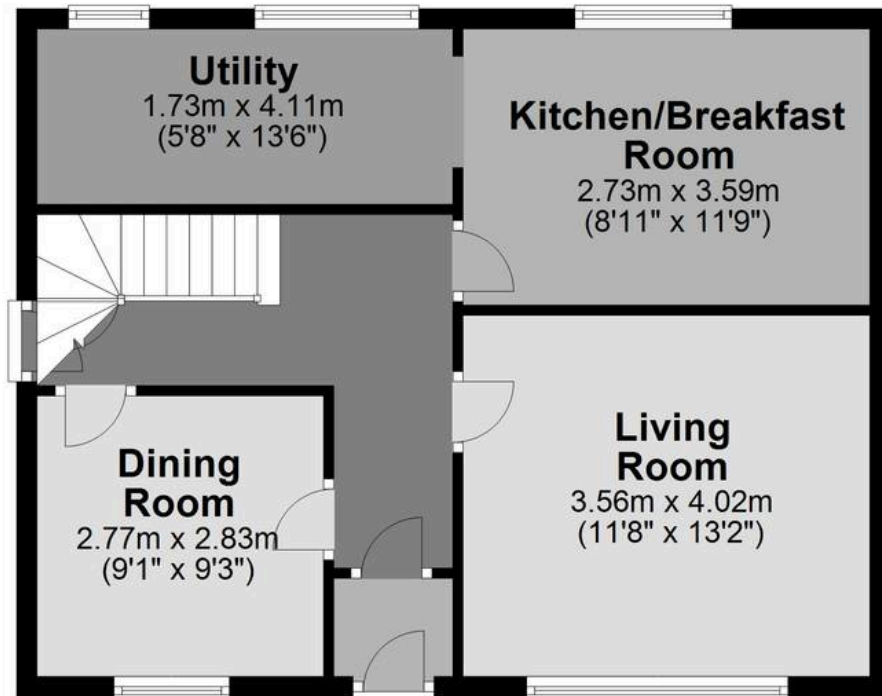
We’re here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



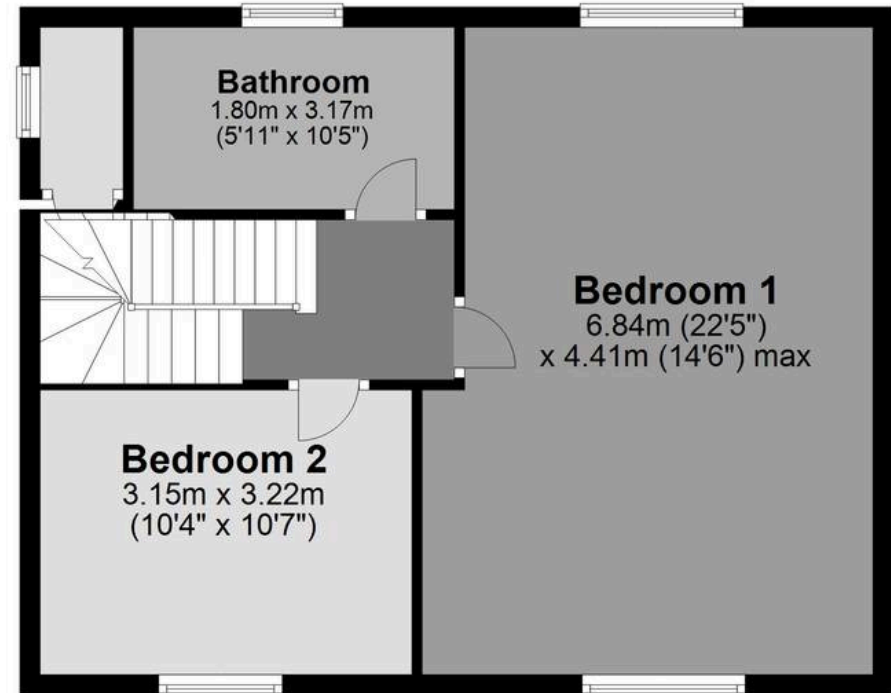
Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 130.3 sq. metres (1402.4 sq. feet)



Helmores

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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.