



**1 Endfield House, Coplestone**  
£1,050 pcm



# 1 Endfield House

Copplestone, Crediton

- Character 3 bedroom property
- Edge of village location
- Private drive for parking and work shop/garage
- Large lawned garden
- Ground floor Wc and utility

1 Endfield House is a substantial, 3 Bedroom, semi-detached property on the edge of the popular and convenient village of Copplestone, 3 miles West of Crediton. The property benefits from a large front lawned garden with private drive and workshop/garage. The property has lots of character and is granite construction. On entrance to the property there is a convenient Wc and utility space which in turn leads to the large kitchen and then living room. On the first floor there are three good sized, individual bedrooms and the family bathroom with bath and overhead shower.

The property is serviced by oil fired central heating for which the boiler and oil supply is shared with the neighbouring property.





Terms;

Available - January

Rent - £1050pcm

Deposit - £1050

Unfurnished and no cooker supplied

Heating - Oil central heating (shared Boiler)

Pets - Will consider pets at property on individual basis

Council tax - Band C

EPC - E

Directions;

If travelling from Crediton to Copplestone please take the Bow road at the lights on the one way system and the left turn for Endfield House is immediately after the lights.

For sat nav purposes please use the property address or postcode

What3words - ///soda.justifies.unrated

COPPLESTONE is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.





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.

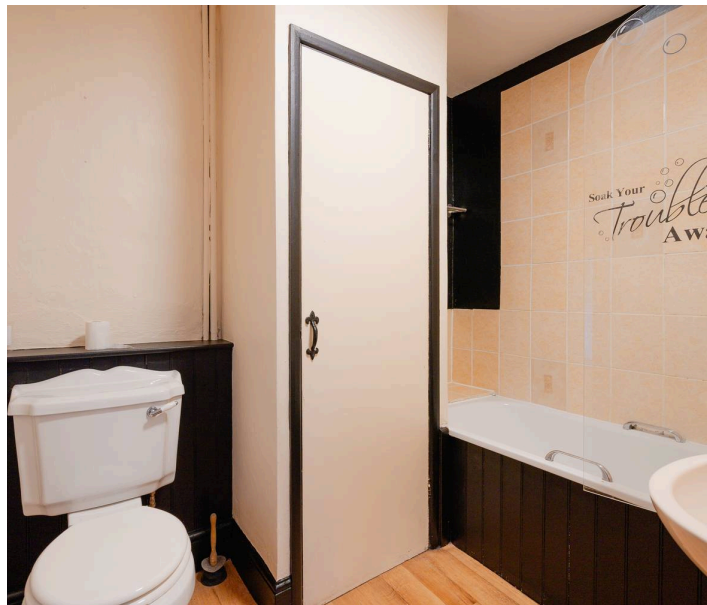
I want to APPLY! What next?

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!

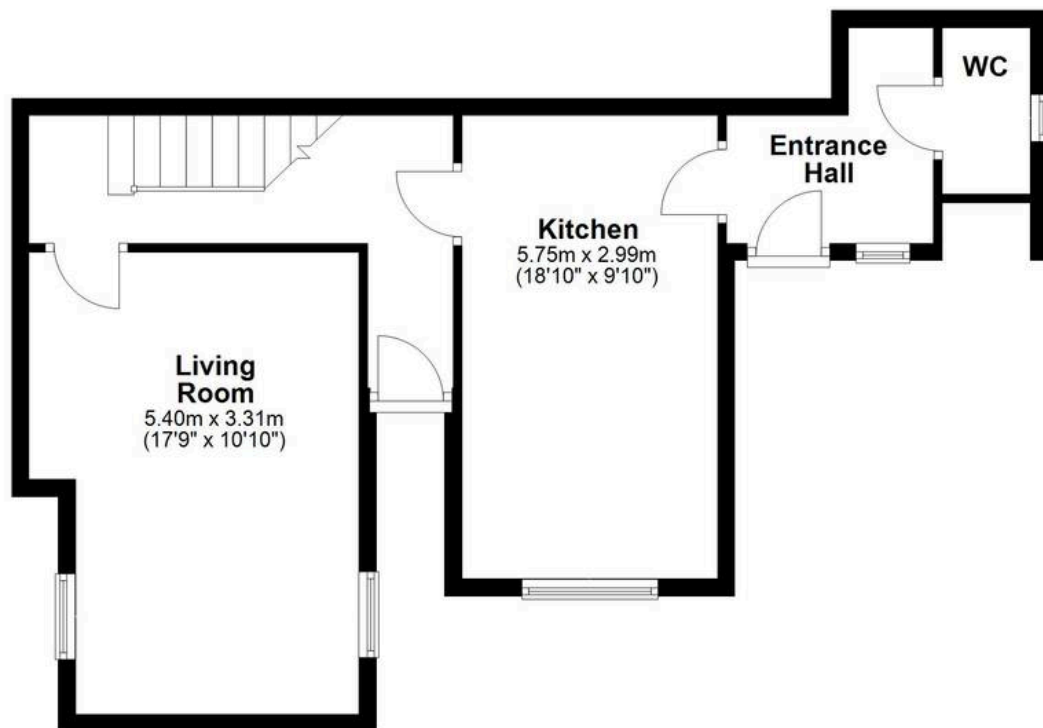
You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>





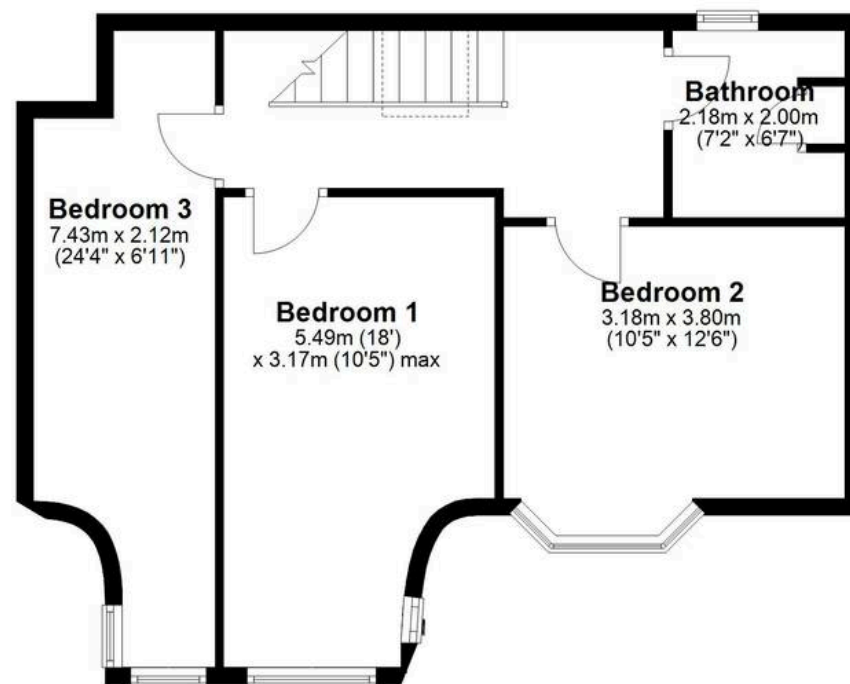
### Ground Floor

Approx. 54.8 sq. metres (590.0 sq. feet)



### First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)





## Helmores

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