



32 Blagdon Rise, Crediton
£1,375 pcm

32 Blagdon Rise

Crediton, EX17 1EN

- 4 Bedroom detached chalet style property
- Modern kitchen/breakfast room and separate utility room
- Easy to maintain front & rear gardens
- Gas central heating and uPVC double glazing
- Garage with power and off-road parking
- EPC - C rated

This well presented detached chalet style bungalow offers excellent living accommodation. It is surprisingly spacious and has an impressive loft conversion, giving an amazing amount of internal floor space. There is a modern kitchen/breakfast room, bathroom, utility room and the property benefits from gas central heating and uPVC double glazing. The property is offered as a 3/4 bed roomed property, as the 4th bedroom could be used as a double bedroom or dining room. Outside, there is an easy to maintain garden to the front and an enclosed rear garden, laid to lawn with large patio area enjoying good seclusion. There is a garage, with power, and further off-road parking for one car. The property is superbly situated in a popular residential location, within walking distance of nearby amenities, including the Leisure Centre (with swimming pool), Morrisons supermarket, primary school and many other facilities. Shobrooke Park is within a couple of minutes' drive, where lovely lakeside walks can be enjoyed.





Terms;

Available - January

Tenancy - Initial 6 month period but longer term tenancy preferred

Rent - £1375

Deposit - £1375

Heating - Gas central heating

Pets - Considered

Unfurnished

Council tax - band C

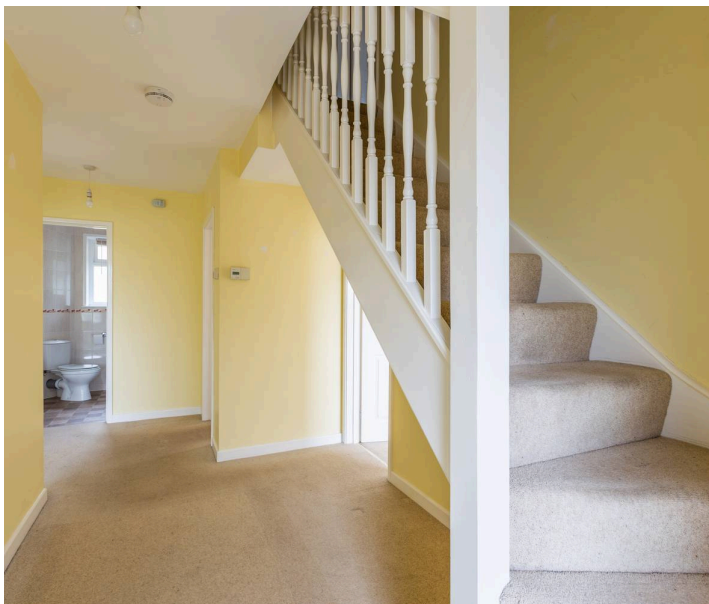
EPC - C rated

DIRECTIONS : From the centre of Crediton, proceed down the High Street. Fork left just past the parish church into East Street, then left into Mill Street. Go past Morrisons supermarket and take the second left into Blagdon Rise.

For sat nav, please follow EX17 1EN

What3words - [///pegs.blanking.agreeing](https://www.what3words.com/pegs.blanking.agreeing)

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 for New Year's resolutions, 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. 67.6 sq. metres (727.5 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 102.9 sq. metres (1107.2 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.