



**North Lodge, Shobrooke Park, EX17 1DG**

**£1,200 pcm**

# North Lodge

Shobrooke Park, Crediton

- Large, detached, character property
- Large garden and ample parking
- Lovely location, adjacent to Shobrooke Park and lake
- New carpets and fully redecorated
- New kitchen

North Lodge is a beautiful, character, detached property on the Shobrooke Park estate, just outside of Crediton. The property sits in its own grounds and has ample parking and well established mature gardens. The ground floor consists of a large living room with log burner, a separate dining room, newly renovated kitchen, utility and bathroom. On the first floor there are three double bedrooms. The house has been internally decorated and has had new carpets fitted throughout.





#### TERMS :

Available - Now

Rent - £1200pcm

Deposit - £1200

Unfurnished

Heating - Electric storage heating and log burner

Pets - Unfortunately not for this property

Council tax - Band D

EPC : E47

DIRECTIONS : From Crediton, take the A3072 toward Tiverton and travel past the Rugby pitch on right and beyond the right turn to Shobrooke, approximately 750 metres up the hill the property is accessed via a gateway on the right

For sat nav purposes, please follow the postcode or property address

What3words - ///chestnuts.coast.slyly

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!

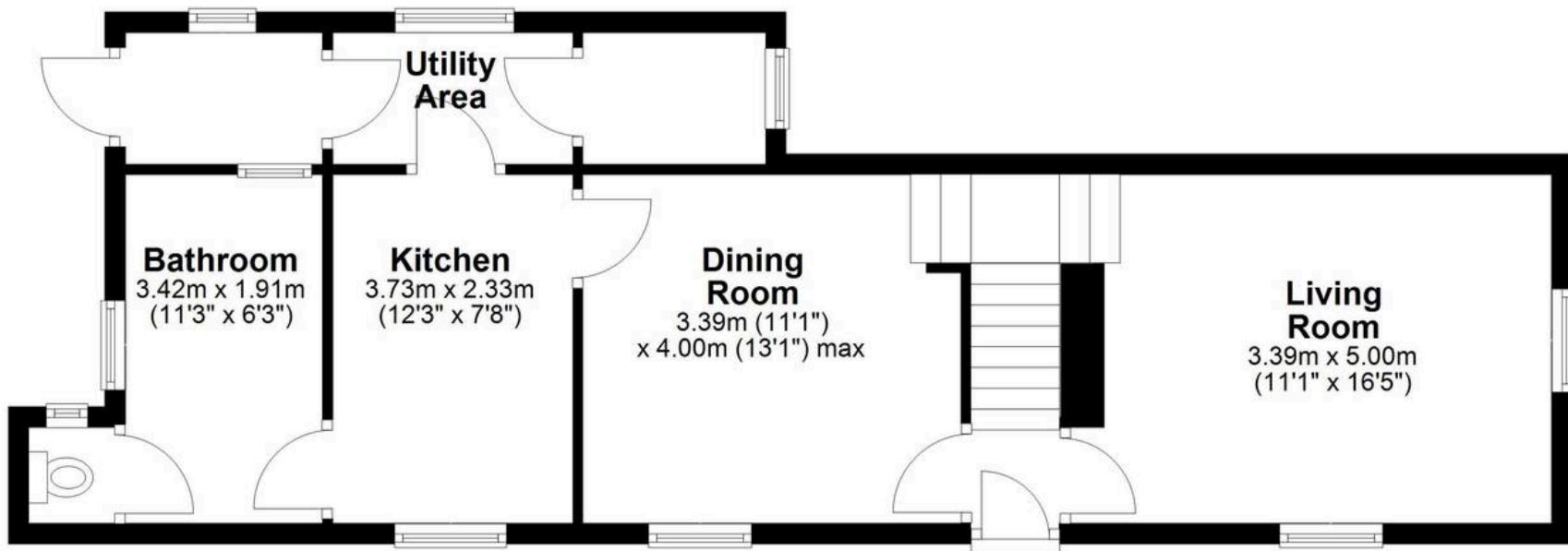
We're here to hold your hand through the entire process. So, get in touch with Helmore's rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



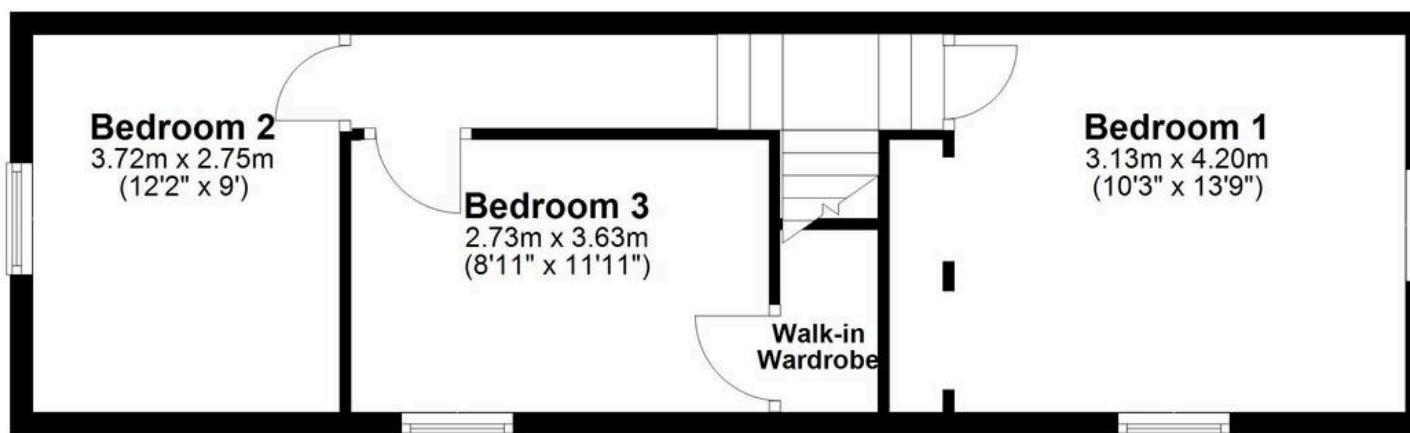
## Ground Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 102.0 sq. metres (1098.4 sq. feet)



## Helmores

Helmores, 111-112 High Street – EX17 3LF

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[helmores.com/](http://helmores.com/)

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