



Thorne Farm, Down St Mary, Crediton
£1,400 pcm

Thorne Farm

Down St Mary

- Large, detached rural property
- 3 double bedrooms (two ensuite/WC) and 1 single
- Separate living room, dining room and snug on ground floor
- Large, level garden and parking for several cars
- EPC - D67
- Thatched property
- Character features

Thorne Farmhouse is a large, rural, thatched property on the edge of the attractive and popular village of Down St Mary, 10 minutes from Crediton. The property enjoys a private, secluded position and has private parking for a number of vehicles and a large, level, lawned garden that enjoys un-spoilt views of the surrounding countryside.

The accommodation is split across two floors. The ground floor consists of a large, country style kitchen/dining room, living room, separate dining room as well as a study, w/c, utility room and boot room. On the first floor there are three large double bedrooms, (two of these are ensuite/WC) and one single bedroom, as well as the family bathroom. There are lots of character features throughout the property which include window seats and exposed beams.





The property is being let for a limited period and would suit tenants looking for a 6-12 month tenancy. Please contact the office for further information or to arrange a viewing.

TERMS

Available - Now

Rent - 1400pcm

Deposit - £1400

Unfurnished

Pets - Considered

Heating - Mains gas central heating

EPC - D67

DIRECTIONS :

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

What3words - [///active.cured.bunk](https://www.what3words.com/active.cured.bunk)

Down St Mary is a small, pretty Mid Devon village, tucked away in the quiet, unspoilt Devonshire countryside. Set away from main roads but still within easy reach, it's just over half a mile from the Tarka Line, with stations linking Exeter and Barnstaple, and only 10 minutes from the market town of Crediton. A small, close-knit village with real rural character, it's a great base for the local area.



I'm INTERESTED to look! What next?

We'll fix you a viewing appointment – phone, email or call into the office 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!

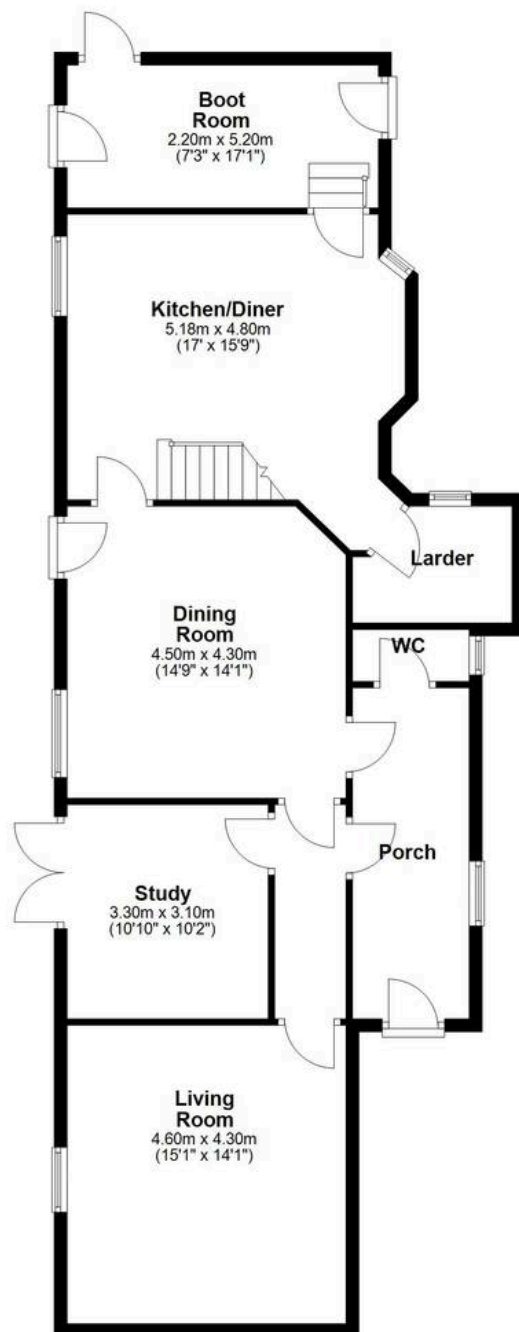
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



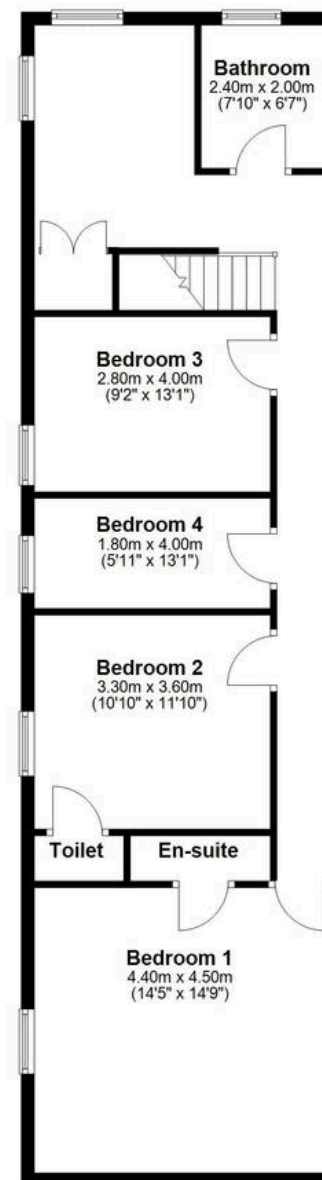
Ground Floor

Approx. 107.6 sq. metres (1158.1 sq. feet)



First Floor

Approx. 82.1 sq. metres (883.6 sq. feet)



Total area: approx. 189.7 sq. metres (2041.8 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.