



4 Spreyton Yard, Spreyton, EX17 5AH
£1,400 pcm

4 Spreyton Yard

Spreyton, Crediton

- Beautifully presented, modern property
- Lovely village location
- Stylish open plan living/entertaining space with excellent fitted kitchen
- Underfloor heating
- Air source heat pump
- Three bedrooms with master ensuite
- Parking at property

4 Spreyton Yard is part of a small, bespoke development in the lovely village of Spreyton that was completed in 2024. The properties have been designed and built to the highest standards and offer stylish living as well as eco-friendly features that greatly assist the running costs for the occupiers. These include great build quality and insulation, air source heat pump and solar panels.

The external space consists of a parking area for 2 cars with a raised patio area with a large lawned garden to the rear.

The living space on the ground floor consists of a superb open plan kitchen/dining and living room. The kitchen is of a high specification and includes quality units, integrated oven and hob. There is also a WC and storage/utility cupboard. The main room opens up to the elevated patio area and garden via the large sliding doors at the rear with great views of the surrounding countryside. On the first floor there are three double bedrooms (master ensuite) as well as the family bathroom.





The ground floor is serviced by underfloor heating with radiators on the first floor.

Interested in a viewing?

Give us a call or drop us an email with a couple of dates and times that work for you and we will get you booked in. You will always find our latest opening hours on the Helmores website so you know when the team is available.

Ready to apply?

We can send you a simple online application form or provide a paper copy if you prefer. We will also need to check your ID to meet the Right to Rent rules, which apply to all tenancies. Full government guidance can be found here:

<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

Need help with the renting process?

Our rentals team is here to guide you from first enquiry to move in day, keeping everything clear and straightforward. If you'd like to read ahead, our step by step renting guide is here:

<https://helmores.com/guide-to-renting-property>

Available : Now

Rent : £1400 pcm

Deposit : – £1400 Protected with the Deposit Protection Scheme (DPS) <https://www.depositprotection.com>

Furnished : No

Pets : Considered

Parking : Yes

EPC Rating : A97



Tenancy Type : Assured Shorthold Tenancy

Broadband : Check local providers and speeds at <https://checker.ofcom.org.uk/broadband-coverage>

Mobile Signal : Coverage varies by network. Check your provider at <https://checker.ofcom.org.uk/mobile-coverage>

Redress Scheme : Helmores is a member of The Property Ombudsman (TPO) <https://www.tpos.co.uk>

Client Money Protection : Helmores is covered by Propertymark Client Money Protection <https://www.propertymark.co.uk/professional-standards/client-money-protection/>

Tenant Checks : All applicants will undergo full referencing and must meet Right to Rent requirements. Government guidance : <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

Tenant Fees : No other tenant fees apply under the Tenant Fees Act 2019.

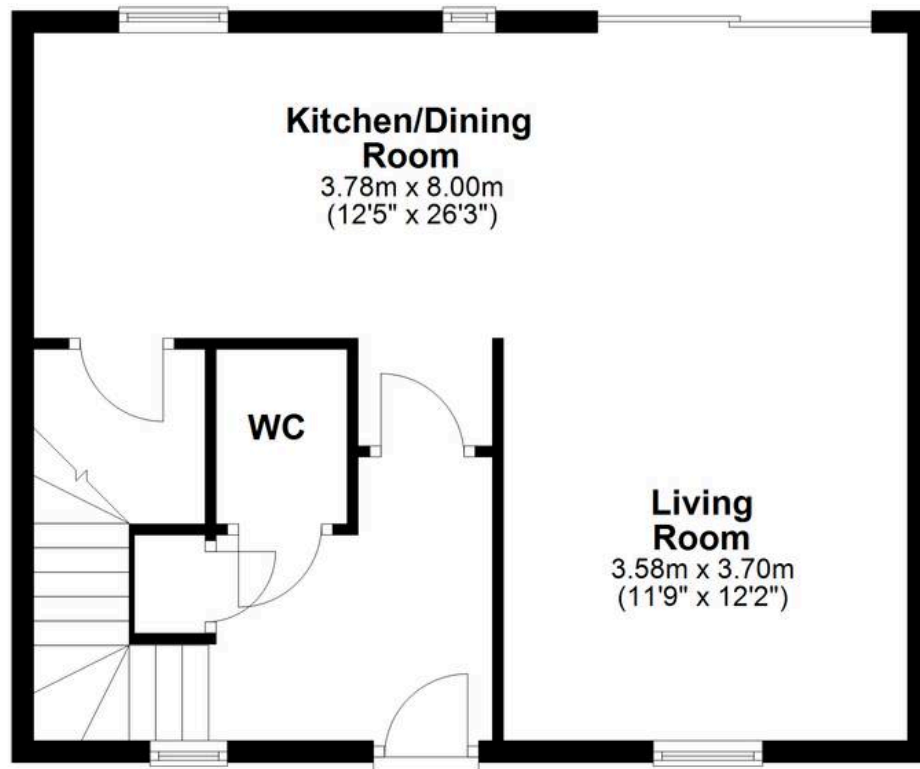
DIRECTIONS : Sat nav – please use the property address or the postcode – What3words – [///flock.constrain.risks](https://www.what3words.com////flock.constrain.risks)

SPREYTON lies to the north of Dartmoor National Park. The village has a well regarded local pub, a small primary school, modern village hall, community shop & monthly farmers market. The village is convenient for the A30 linking to Okehampton and Cornwall to the west, and Exeter and the M5 to the east.



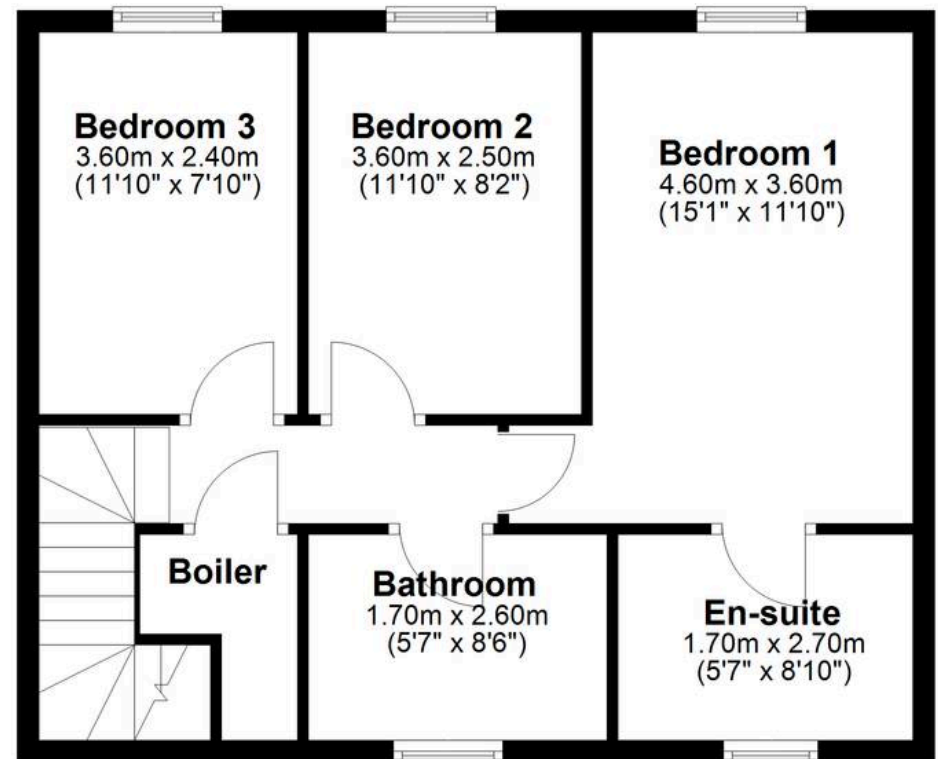
Ground Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.4 sq. feet)



Total area: approx. 103.8 sq. metres (1117.1 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.