



Enhanced with AI by STREET

1 Charlotte Street, Crediton, EX17 3BB
£750 pcm

1 Charlotte Street

Crediton

- Centrally located, 2 bedroom property
- Well positioned for all local amenities and public transport links
- Gas central heating
- Full internal redecoration
- External redecoration to be carried out in Spring
- New cooker
- New flooring

1 Charlotte Street, is a two bedroom property, located close to the centre of Crediton and offering easy access to all local amenities. The property end of terrace and has undergone refurbishment following the previous long term tenancy. The accommodation comprises an open plan space on the ground floor with kitchen and lounge areas with access to the rear. On the first floor there are two bedrooms and the family bathroom. The property is fully double glazed with gas central heating. The recent renovation included some new flooring, full internal redecoration (external to be undertaken soon) as well as new cooker.

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 the 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://helses.com/guide-to-renting-property>

Available - Now

Rent - £750pcm

Deposit - £750 Protected with the Deposit Protection Scheme (DPS)

<https://www.depositprotection.com>

Furnished - No

Parking - No

EPC Rating - C71

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.ofcome.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>

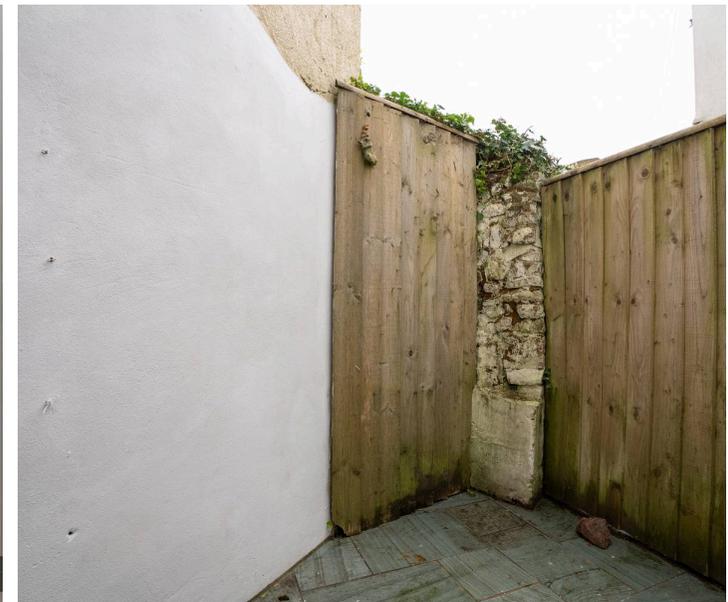
Tenant Fees – No other tenant fees apply under the Tenant Fees Act 2019.

DIRECTIONS : The property is located on the end of Charlotte Street, where it meets East Street (roughly opposite the fire station)

Sat nav – Please use the property address or postcode

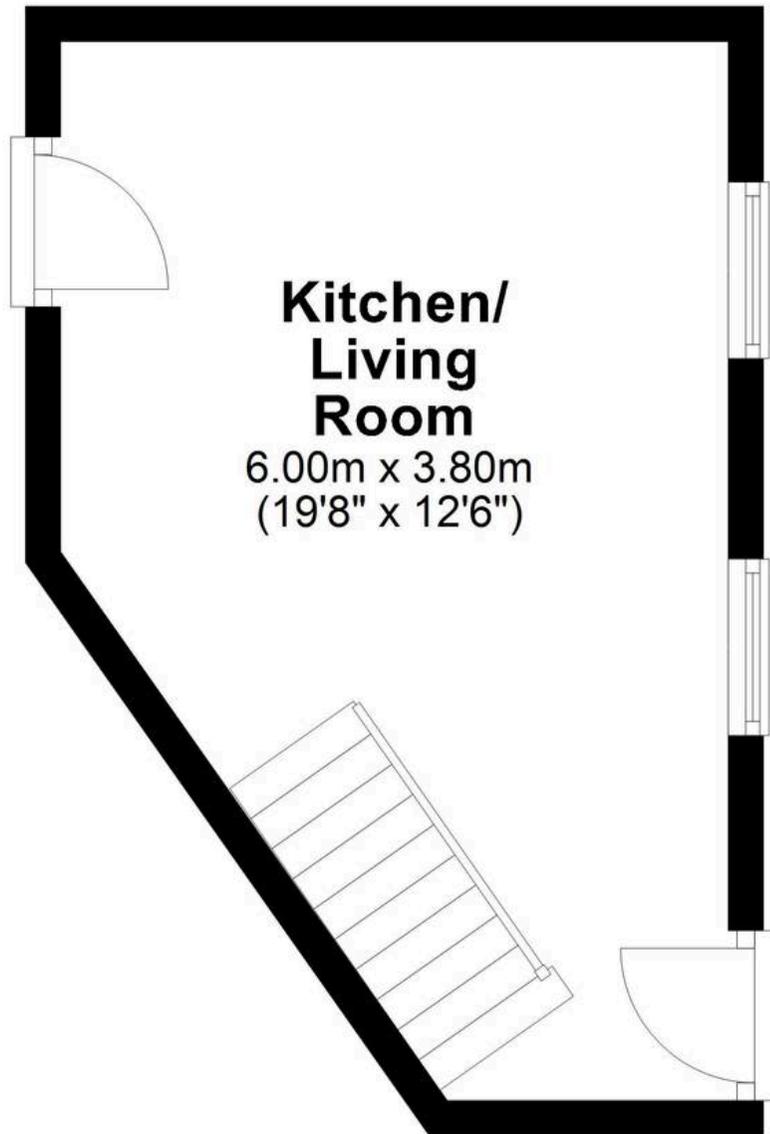
What3words – [///weekends.boss.introduce](https://www.what3words.com/weekends.boss.introduce)

CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town’s market square where, in summer months, a range of activities takes place. The market square is also home to the town’s twice monthly farmer’s market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon’s first Saxon cathedral (909–1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it’s clear why the town is a firm favourite with locals and relocators alike.



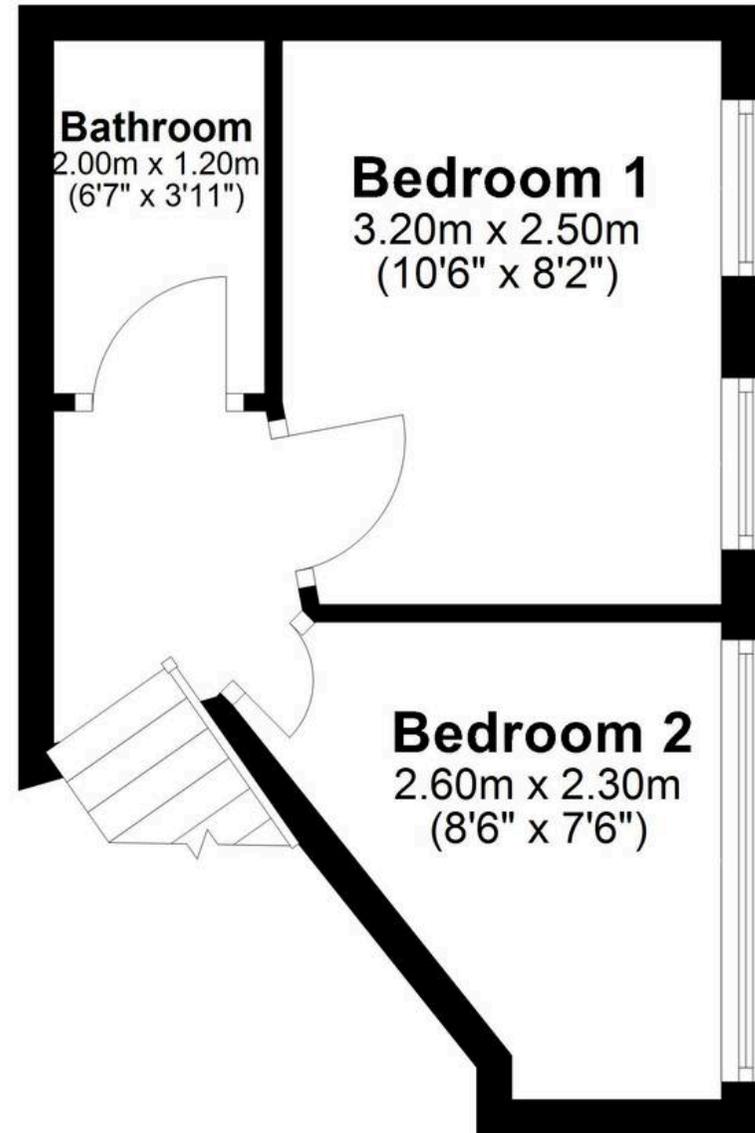
Ground Floor

Approx. 19.4 sq. metres (208.6 sq. feet)



First Floor

Approx. 18.6 sq. metres (200.5 sq. feet)



Total area: approx. 38.0 sq. metres (409.1 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.