



48 Wyndham Road, Silvertown, EX5 4JZ
£975 pcm

48 Wyndham Road

Silverton, Exeter

- Three bedroom, semi-detached property
- Garage and drive
- Recently, partially renovated
- Pleasant village location
- Low maintenance rear outside area and front garden
- Mains gas central heating and full double glazing

48 Wyndham Road is a three bedroom, semi-detached property in a residential estate in the popular village of Silverton. The property is currently having some renovations after the previous long term tenancy. The ground floor consists of large living room and well equipped kitchen and on the first floor there are two good sized double rooms, a further smaller third bedroom and the family bathroom. The property benefits from a drive and garage as well as front and rear low maintenance outside areas and is fitted with gas central heating and full double glazing.

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>

Terms;

Available - Now

Rent - £975pcm

Deposit - £975 - Protected with the Deposit Scheme (DPS)

<https://www.depositprotection.com>

Unfurnished

Pets - Considered

Heating - Mains gas

Parking - Yes

EPC - D68

Council Tax - Band D

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

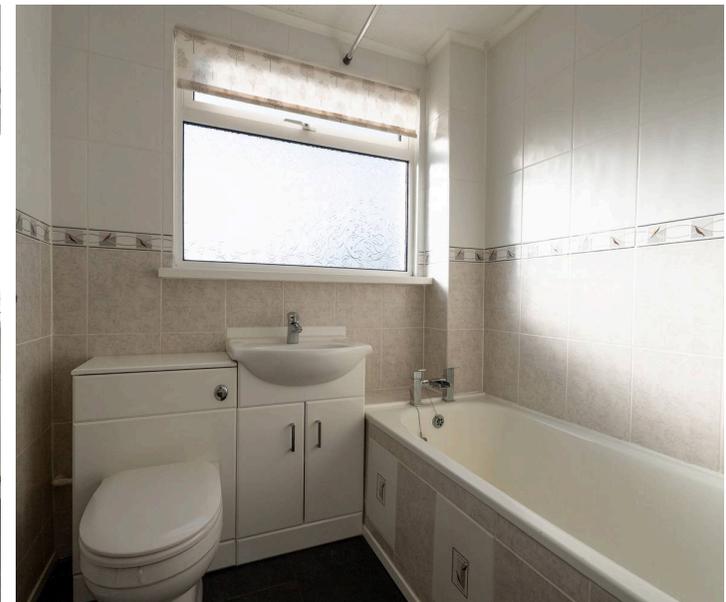
<https://www.propertymark.co.uk/professional-standards/client-money-protection/>

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>

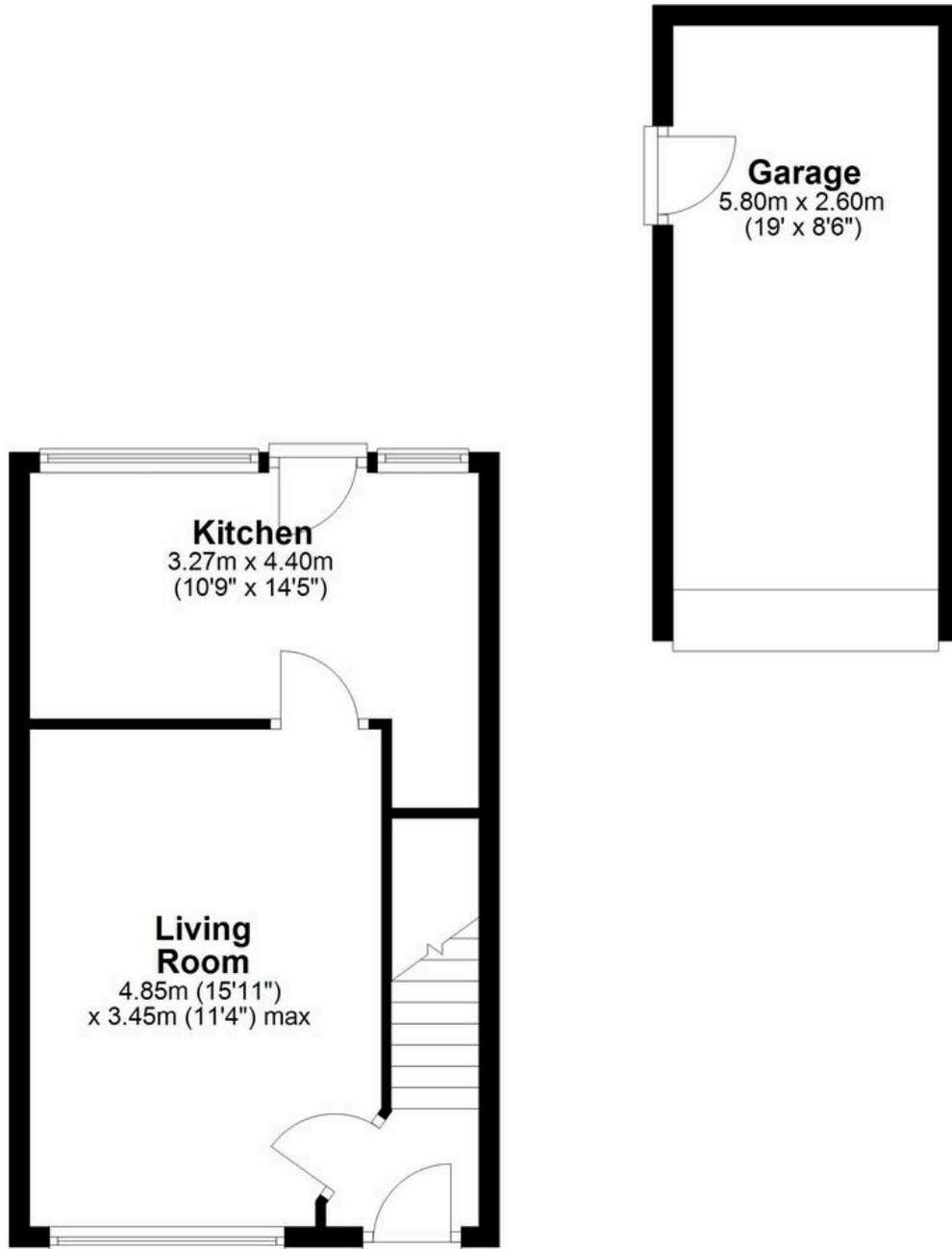
Tenant Fees – No other tenant fees apply under the Tenant Fees Act 2019

DIRECTIONS On entering the village from Crediton go straight across the roundabout in the centre of the village and into School Road. A short way along the road turn left into Wyndham Road and travel along the Estate road. Keep on the main road through the estate and you will find number 48 just off on the left hand side with a Helmores 'To Rent' board.



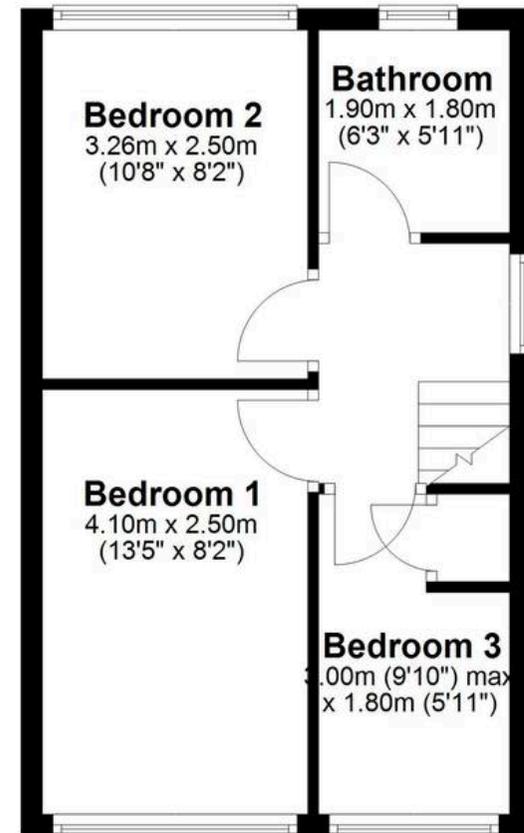
Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 80.0 sq. metres (861.5 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.