

FOR RENT

HELMORES

SINCE 1699



£1,200 PCM
plus fees

**Home View
Court Barton
Lapford
EX17 6PZ**

- Immaculate 4 bed accommodation over 3 floors
- Executive style newly developed semi-detached home
- Luxury living with stunning views towards Dartmoor
- Central heating, double glazing and parking
- 2 en-suites - fantastic fully fitted kitchen

BEDROOMS

4

RECEPTIONS

1

EPC

B

This executive 4 bedroomed, semi detached, newly developed home offers luxury living and the benefit of absolutely stunning views over the countryside towards Dartmoor.

A huge feature the moment you enter the house is the cleverly designed terrace running virtually the length of the living/dining room with patio doors - just fabulous! Additionally, it offers the opportunity for comfortable home working if desired as the 3rd room on the Lower Ground Floor could easily be used for office/study space. Two of the double bedrooms have en-suite shower rooms and there is a separate large bathroom with shower. Stunning fully fitted kitchen and above standard fixtures and fittings including oak veneer doors. Large utility and ground level cloakroom. This lovely accommodation is over 3 floors and is light airy and spacious and just off an A grade EPC rating! Central heating, double glazing, parking and enclosed garden. Within easy walking distance to a shop & pub!!

Please note: There are ample sockets/switches in all rooms but not listed in detail. TV points are noted throughout. Curtain poles/tracks to some windows.

TERMS

Available - End of July for 6 months initially but preferably longer term

Rent - £ 1200 pcm

Deposit - £1200

Fees - £160 inc VAT (single) /£250 inc VAT (couple)

DSS - Sorry not for this property

Pets - No

Not suitable for children

Furnished - No

Council Tax Band - E

LAPFORD, a large parish and village, lies just north of the main A377 Exeter / Barnstaple road approximately 9 miles from Crediton and 16 miles from Exeter. The village has good amenities including inns, a primary school and a preschool with an excellent OFSTED report. On the edge of the village is a railway station and there is a regular daily bus service from the heart of the village. The parish church, St Thomas of Canterbury, is of perpendicular style and has a fine 16th century rood screen.

DIRECTIONS: From the A377 take the turning signposted "Lapford" and head up into the village, the road bends to the left, then on the bend turn right onto a concreted farm lane & the property will be found immediately on the right hand side.

GROUND FLOOR

Front Entrance Door into

RECEPTION HALLWAY 12' 2" x 16' 9" (3.71m x 5.10m) max. Wood floor effect vinyl, coat hooks, radiators and thermostat as well Watchman oil monitor. Separate entrances into:

CLOAKROOM

Floor same as hallway. Low level white w.c, radiator and white basin in vanity unit.

LIVING ROOM 27' 7" x 12' 2" (8.40m x 3.71m)

Absolutely fantastic views over the countryside and beyond to Dartmoor. Radiator, TV point, wall and ceiling lights. Fully carpeted. Patio windows (running the length of the living room, virtually) with sliding doors to the

TERRACE 19' 8" x 9' 2" (5.99m x 2.79m)

Slate tiles to the floor and view simply stunning views over the countryside beyond and around

KITCHEN 10' 4" x 12' 3" (3.14m x 3.74m)

Radiator. Downlighters and under cupboard lighting. Flooring is grey/black coloured tile effect vinyl. Tastefully designed kitchen with fully fitted with cream colour wall and base units, integrated dishwasher, integrated fridge/freezer, fitted Belling range triple oven with 5 burner hob and extractor hood and canopy over. Stainless steel sink unit with inner bowl and black fleck effect laminate roll edge worktop. Well fitted and with views to the front. Glass panelling to stairway and overlooking the front ensure light and warmth down the stairs to:

LOWER GROUND FLOOR

with plenty of under stair space. The hallway is long and leads to the back garden through glass doors, the floors again are wood effect vinyl. This lower ground hallway is light and gives separate entrance into:

UTILITY 10' 4" x 11' 4" (3.14m x 3.46m)

Same flooring as the hallway with radiator. Run of white colour fronted units, wood block effect laminate worktops, stainless steel sink and drainer, Samsung washing machine, door into airing cupboard with slatted space and large water cylinder.

BEDROOM 3 19' 5" x 10' 1" (5.93m x 3.07m)

Carpeted. Light and with access through patio style door to the rear garden. Radiator and TV point. Door to

WALK-IN WARDROBE 9' 10" x 5' 11" (2.99m x 1.80m)

with hanging rail and deep shelved space and is carpeted.

BEDROOM 4 12' 10" x 14' 9" (3.91m x 4.49m)

Fixed panes and patio door, again to the rear garden. Radiator and TV point. This also is a lovely light room.



MAIN BATHROOM 12' 8" x 6' 7" (3.85m x 2m)

White low level w.c, white bath with mixer tap and shower attachment. Pedestal basin with pillar tap, mirrored cupboard over and large corner shower with large shower head as well as detachable hand held shower head. Dark grey hygenic fabrication to the walls giving a super clean look and being very low maintenance to keep looking good, unlike tiles and grout! White tile effect vinyl to the floor. Chrome colour heated towel rail.

OFFICE/STUDY/HOBBY ROOM 12' 6" x 9' 3" (3.82m x 2.82m)

Window to the side and radiator. Back up to Ground Floor and stairs from Entrance Hall to

FIRST FLOOR

Separate entrances to:

BEDROOM 1 15' 3" x 14' 0" (4.66m x 4.27m)

with roof light window and radiator. TV point. Double doors into: **WARDROBE SPACE** hanging space and shelves. Lovely light warm room with lovely views. Door into:

EN-SUITE 10' 4" x 6' 1" (3.14m x 1.85m)

with low level w.c, white basin inset into vanity unit, mirror

over and shower cubicle with large shower head and fabricated panelling to the side and bi-folding glass style shower doors. Radiator, Velux style windows and beige colour vinyl to the floor.

BEDROOM 2 14' 4" x 9' 8" (4.38m x 2.95m)

with roof light windows and radiator. TV point. Again lovely views from this room. Door into:

EN-SUITE 7' 1" x 6' 1" (2.16m x 1.86m)

Low level w.c, white basin inset into vanity unit, mirror over and double sized walk-in shower cubicle with large shower head, fabricated panelling to the walls. Radiator, Velux style windows, beige colour vinyl to the floor. Chrome colour towel rail.

OUTSIDE

There is ample parking to the front of the house, tarmacked and probably big enough for 3 cars. There is a gate to the side and steps down to the garden with some chipping/rockery beds along the side of the path. The garden is lawned and fenced and has a shed erected in the corner. Lovely views enjoyed from here.

