



HELMORES
SINCE 1699

£750 PCM

FOXHAYES, LINHAY PARK
Sandford EX17 4LS

Foxhayes is a modern property on the Linhay Park development, a small estate on the outskirts of the ever popular village of Sandford.

The property benefits from two designated private parking spaces to the rear of the house which in turn allow access to the private, enclosed and level rear garden complete with timber shed.

The accommodation comprises on the ground floor of a good sized lounge with bay window and a fitted LPG gas fire this room in turn leads to a kitchen diner with attractive oak effect fronted units, under unit lighting and fitted LPG cooker. The first floor has two double bedrooms one facing to the front and one to the rear along with family bathroom with bath and electric shower.

The whole property is supplied with LPG gas central heating and full double glazing. The property has also had a recent redecoration and has been re-carpeted throughout with exception of kitchen/diner which has laminate flooring.

TERMS :

- Available - Immediately
- Initial 6 month tenancy but longer by agreement
- Rent - £750 PCM
- Deposit - £750
- Heating - LPG gas
- Unfurnished
- Council tax - B
- Pets - Considered
- EPC : E

DIRECTIONS : From Crediton proceed to Sandford (2 miles) once in the village proceed up the hill into the main square and turn left with the Lamb inn on your right and follow the road to the left and you will then see Linhay Park on your left, Foxhayes is fronting the road with the parking situated to the rear of the property

SANDFORD is one of Mid Devon's most picturesque villages, being conveniently located approximately 1 1/2 miles north of the busy town of Crediton (8 miles from Exeter). The village retains a real community feel with the focal point being the village square and Lamb Inn. There is a post office / store as well as two very popular public houses and a highly sought after primary school (senior children are taken to Queen Elizabeth's School, Crediton).

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the

River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouth watering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) 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: <http://www.helses.com/rent/renting-guide>

COVID-19 SAFETY POLICY

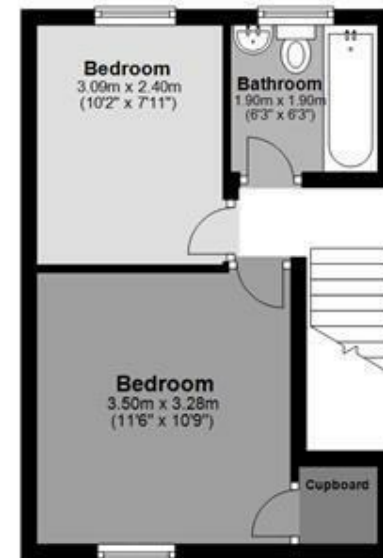
We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helses.com/staysafe
If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.



Ground Floor
Approx. 29.6 sq. metres (318.5 sq. feet)



First Floor
Approx. 24.0 sq. metres (258.6 sq. feet)



Total area: approx. 53.6 sq. metres (577.1 sq. feet)



111-112 High Street, Crediton
Crediton, EX17 3LF
www.helses.com