



61 High Street, Crediton, EX17 3JX

£750 pcm

**HELMORES**  
SINCE 1699



# 61 High Street

Crediton

- Character property
- Property split over 3 levels
- Close to all amenities
- Gas central heating
- Large family bathroom

61 High Street, Crediton is a character property with surprisingly spacious accommodation, split over three floors. On the first floor the property has a good sized kitchen/diner with work and food preparation surfaces as well as a gas cooker and a washing machine. The lovely living room has metal spiral staircase leading to the first and second floors. The property has sound proofing added to the floor and benefits from gas central heating throughout. On the first floor there is a generous bedroom with fitted wardrobes as well as a really good family bathroom. On the second floor there is a further good sized bedroom. At the rear of the property there is a small courtyard area. The property has just undergone full exterior decoration and some interior redecoration and new carpets.



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TERMS;

Rent: £750pcm

Deposit: £750

Pets; unfortunately not for this property

Unfurnished

Heating - Mains gas

**DIRECTIONS;** The property is situated in the higher part of the High Street so make your way from the centre of town past the Weatherspoons on your left and the property is situated on the left side of the High Street, close to the sandwich bar.

For sat nav - please follow EX17 3JX

What3words - ///records.beanbag.forced

**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 mouthwatering 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 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!

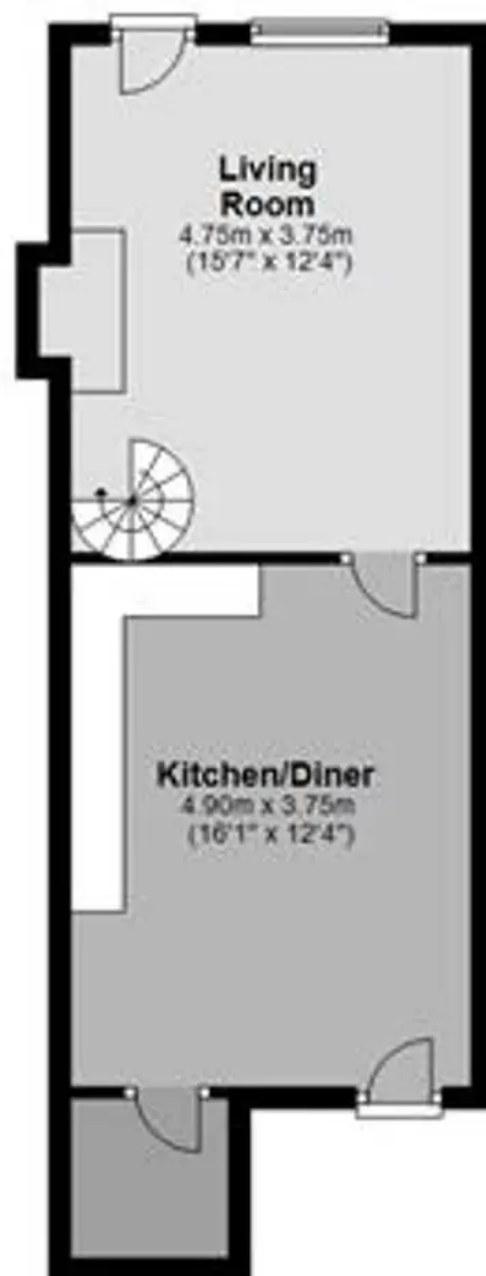
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>

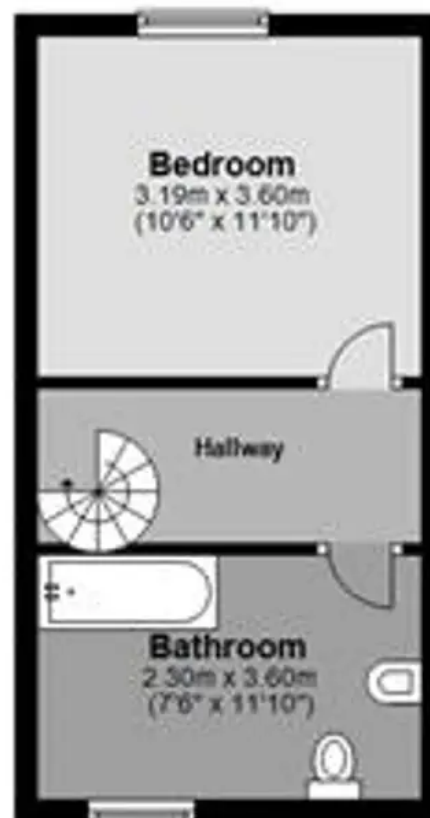




**Ground Floor**



**First Floor**



**Second Floor**



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# 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.