



Gunstone Mill House, Gunstone, Crediton EX17 5HL

£1,150 pcm

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Gunstone Mill House

Gunstone, Crediton

- Modern and contemporary property
- Ideal quiet location
- Large kitchen / diner
- Parking for 2 cars
- Private outside space

Gunstone Mill House is an exceptional 2/3 bedroom property, located in the hamlet of Gunstone, just a mile or so outside of Crediton. The property has been designed and completed to the highest standards and offers modern living in a quiet location but within 5 minutes of Crediton and the local amenities. The house is on a very quiet road and has parking at the front for two cars and a private, rear courtyard garden. On the ground floor there is a large, contemporary kitchen/diner which is equipped to a great standard with high ceiling and double doors to the private, rear garden. There is also a large living room complete with log burner as well as an excellent bathroom (with separate shower) and office/third bedroom. On the first floor there are two very good sized double rooms and a convenient WC. The first floor benefits from extra velux windows and like the ground floor feels light and spacious.



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The property is supplied by oil central heating. Radio Fibre Broadband and sewerage costs are both included in the rent.

Please call the office or make an enquiry online to arrange a viewing

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TERMS :

Available - Soon

Rent - £1150 pcm (includes Radio Fibre broadband and sewerage costs).

Deposit - £1150

Pets - Considered

Unfurnished

Heating - Oil

DIRECTIONS : From Crediton High Street, head West to The Green and turn left at the traffic lights (by the school) as signposted Yeoford. Continue on this road, leaving the town, for just over a mile. At Gunstone Cross turn left signposted Posbury and Tedburn. Proceed for approximately half a mile, crossing the river and the property will be found on the left on a right hand bend.

For sat nav please follow postcode - EX17 5HL

What 3 words - [///lushly.yesterday.push](https://lushly.yesterday.push)

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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 for New Year’s resolutions, 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>

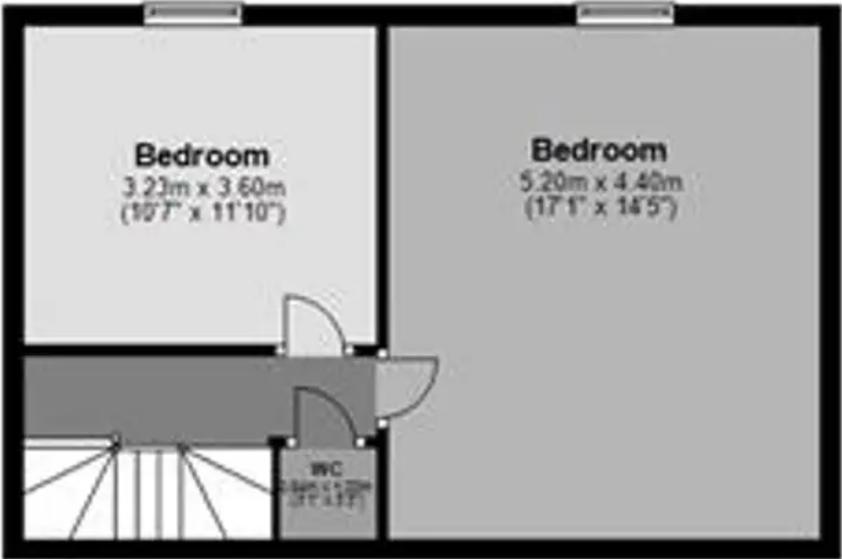
HELP! I need more information on the whole renting process! We’re here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home! You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>



Ground Floor



First Floor





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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.