



6 Western Road, Crediton, EX17 6DQ

£1,200 Per Calendar Month

COMING SOON and AVAILABLE FROM 15th DECEMBER 2025 ~ A newly decorated and much improved SEMI-DETACHED HOUSE situated on the edge of Zeal Monachorum offering THREE BEDROOM AND TWO BATHROOM UNFURNISHED ACCOMMODATION including a Sitting Room, a Kitchen/Dining Room and a Utility Room with OFF-ROAD PARKING, LARGE GARDEN and lovely rural views. (Internal Photos, Floor Plan and Full Details to Follow)

SITUATION (LAPFORD)

Zeal Monachorum is a small village situated in a rural area 8 miles northwest of Crediton, between the B3220 and the A3072 both providing convenient road access to the Crediton, Exeter, the A30 and Okehampton. Local facilities include a village hall with monthly farmers market and community events, a Church and the very popular Waie Inn – offering great food & drink, both outdoor and indoor children's play areas, a heated swimming pool, skittle alley, large function rooms (for weddings, parties etc), an astro turf pitch, squash courts, sports Hall, fishing lake and B&B rooms. The nearest local shop/small supermarket is the Co-Op at Bow, approximately two miles away, where there is also a doctors surgery, primary school Garden Centre, coffee shop and Post Office. There are a wider range of facilities in both Crediton and Okehampton including principal supermarkets, shops, solicitors, cottage hospitals and secondary schools. There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Crediton and Okehampton near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

6 Western Road is a recently redecorated and much improved semi-detached modern village house situated on the very edge of Zeal Monachorum allowing lovely rural views across the adjoining open countryside. Internally the accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Breakfast Room, a Shower Room and a Utility Room, whilst on the first floor there are three Bedrooms and a further Bathroom. 6 Western Road also benefits from oil fired central heating and uPVC double glazing throughout. Outside and to the front of the house there is off-road parking for one car and a lawned front garden, whilst at the rear of the house there is a larger garden which is divided into two sections including a lawned area and a vegetable garden. There is also a range of useful storage sheds and workshops.

Agents Note 19/11/2025 Full internal details and photos to follow when internal works have been completed.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 7 Mbps and Superfast 71

Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band B - £1928.36.p.a. for 2025/26

All services to be paid for by the tenant in addition to the rent

INITIAL COSTS

Rent ~ £1200 per calendar month

Deposit - £1384 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

HOW TO APPLY

Please ask us for an application form (one to be supplied for each applicant aged 18+) and we will send this to you via email to complete (or we can supply a paper copy). If our Landlord approves your application, you will be asked to provide us with appropriate I.D. so we can conduct Right to Rent and anti-money laundering checks, which we are required to do by law. This will include an online 'Smartsearch' sanction check against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018.

Your details will also be passed to Let Alliance to allow them to carry out financial referencing, which includes checking your credit rating and obtaining proof of income/references from your employer and current/previous landlords.

Please Note: Pets by arrangement.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum). Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property

address or postcode.

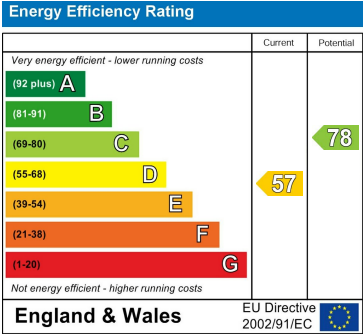
What3words - ports.astounded.widgets

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.