



16 Station Road, Crediton, EX17 5HN

£1,100 PCM

A modern SEMI-DETACHED HOUSE conveniently situated on the outskirts of Copplestone near the train station offering exceptionally well presented THREE BEDROOM UNFURNISHED accommodation including a Sitting Room, Kitchen/Breakfast Room and a Cloakroom, with terraced REAR GARDEN, SINGLE CARPORT AND PARKING FOR ONE CAR. Viewings available from 25th March 2025.

Property available from 11th April 2025.

SITUATION

16 Station Road is situated at the end of a quiet cul-de-sac of similar properties opposite the train station towards the outskirts of Copplestone offering a village shop, a primary school and a good farm shop. the former market town of Crediton lies approximately five miles to the east and offers a more comprehensive range of facilities including super markets, doctors surgery, primary schools, secondary schools and several restaurants. Copplestone is also situated on a very good local bus route, providing regular and easy access to Crediton and Exeter via the A377. The Cathedral and University City of Exeter is situated twelve miles to the east and offers the comprehensive range of shopping, amenities and facilities one would expect from the county's principal city. Road link is via the A377 which joins the A30 at Exeter, providing easy access to the M5 motorway whilst Exeter St David's train station provides a fast Intercity rail link to London Paddington. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a newly built local sports field in Copplestone, Leisure Centres at Crediton, Okehampton and Exeter, other near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, near-by golf courses at Down St Mary, Crediton & Okehampton, 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 an hour's drive

DESCRIPTION

16 Station Road is a modern semi-detached house situated in a cul-de-sac of similar properties towards the outskirts of Copplestone, being of conventional cavity block construction under a tiled roof with uPVC double glazed windows and doors throughout. Internally the well presented unfurnished accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Sitting Room, an attractive fitted Kitchen, three Bedrooms and a Bathroom. The property has recently been redecorated throughout and also benefits from mains gas central heating. Outside and to the rear of the property there is off-road parking for one car, a single carport and an enclosed terraced garden.

ENTRANCE

From the front a uPVC double glazed Front Door opens into the

ENTRANCE HALL

with doors to the Cloakroom, Kitchen and Sitting Room and easy turn stairs leading to the First Floor

Landing. The Entrance Hall also benefits from a radiator, oak board floor, shoe store and a telephone point.

CLOAKROOM

Fitted with matching white suite comprising a low level WC set below a window to the front and a pedestal corner wash hand basin with tiled splash backs. The Cloakroom is finished with an oak board floor and a radiator.

KITCHEN

A well fitted Kitchen with a range of cream shaker style units to three sides under a laminate worksurface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer taps set below a window to the front overlooking the station. On one side are two built-in stainless steel ovens and an inset four ring gas hob with pull out extractor fan over set between a range of matching wall cupboards. The kitchen also benefits from a space and point for a fridge and freezer, space and plumbing for a washing machine, tile effect lino and spot lights.

SITTING ROOM

A good sized room with fully glazed french doors overlooking and leading out to the rear garden with further window to one side. The Sitting Room also benefits from a deep understairs storage cupboard and two radiators.

STAIRS AND LANDING

From the Entrance Hall, easy turn stairs with wooden handrail and balustrade to one side lead to the First Floor Landing with doors off to all first floor rooms, hatch to roof space, and smoke alarm. On one side is the Airing Cupboard housing a radiator and slatted shelving.

BEDROOM 1

A double bedroom, with a window to the rear overlooking the garden with a radiator below.

BEDROOM 2

Another double bedroom with window to the front with radiator below.

BEDROOM 3

A single bedroom with window to the rear with radiator below

FAMILY BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer shower over and glazed shower screen to one side; a low level WC set below an obscure glazed window to the rear; and a pedestal wash hand basin with medicine cabinet over. The bathroom is finished with a radiator and a wood effect floor covering/

GARDEN

At the rear of the property there is an enclosed garden comprising a paved patio area, a timber decked area and a lawned garden. In one corner a wooden pedestrian gate leads out to the side of the property whilst at the rear a further gate gives access to the back of the carport. The garden also benefits from a wooden Garden Shed. From the access road and to the rear of the garden, there is a single carport and parking for one car.

SERVICES

Mains electricity, mains water and mains drainage. Mains Gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property. Broadband : Ultrafast available 1800 Mbps. Limited or no mobile coverage across all networks. 5G outdoor coverage is predicted to be available around property location from EE (all info taken from Ofcom checker).

RATES

The Tenant will be responsible for the Council Tax ~ Band C (£2,109.85 for 2024/2025)

Rent ~ £1,100 per calendar month, payable in advance by bank transfer from the applicant(s) only. We will not accept credit cards, cash or personal cheques.

In-Going Costs ~ One months' rent in advance plus the Deposit (deposit equal to five week's rent) to be received in cleared funds prior to an agreed move-in date. The deposit will be held by The Keenor Estate Agent in a government approved Deposit Scheme and returned to the Tenant at the end of the tenancy, subject to Landlord approval following a final inspection of the property condition which will be checked against the move-in inventory.

TENURE

The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will only be granted upon successful completion of all I.D. checks, referencing, fully signed tenancy documents and receipt of cleared funds (first months' rent in advance plus the deposit) prior to an agreed move-in date. Please Note: Pets by arrangement.

VIEWINGS

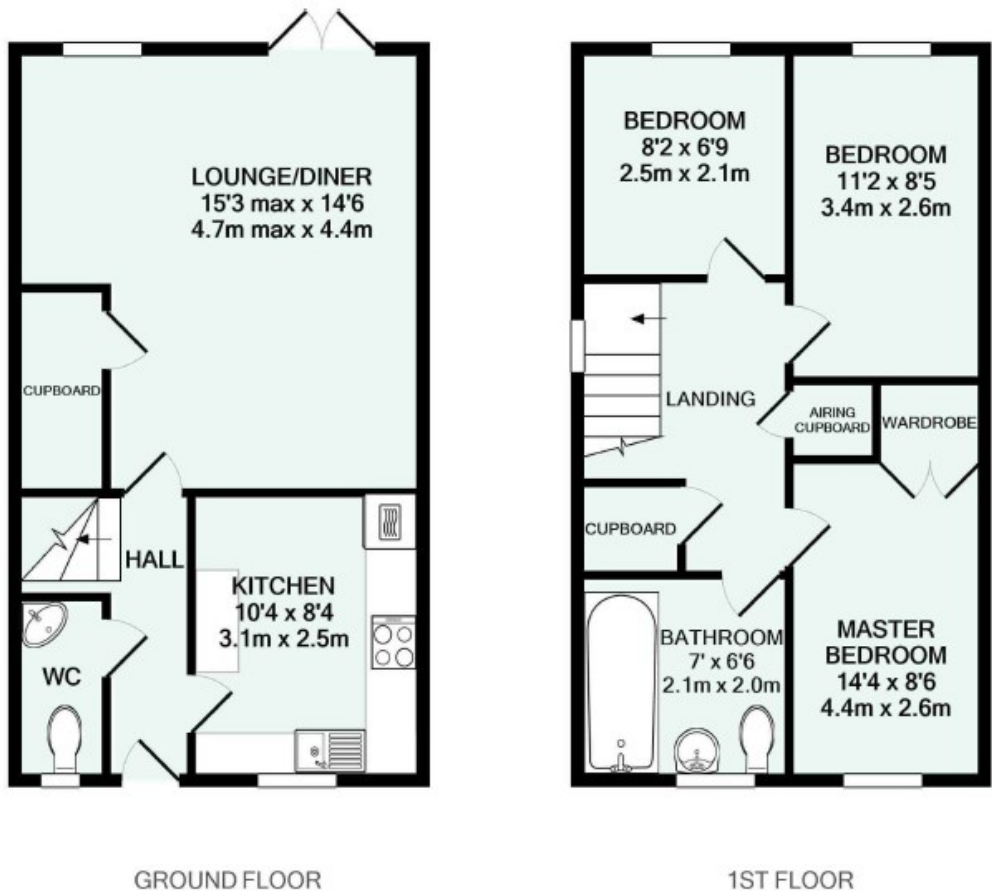
Strictly by appointment through the agent. Out of Hours Please Call 07515 572206.

APPLICATION DETAILS

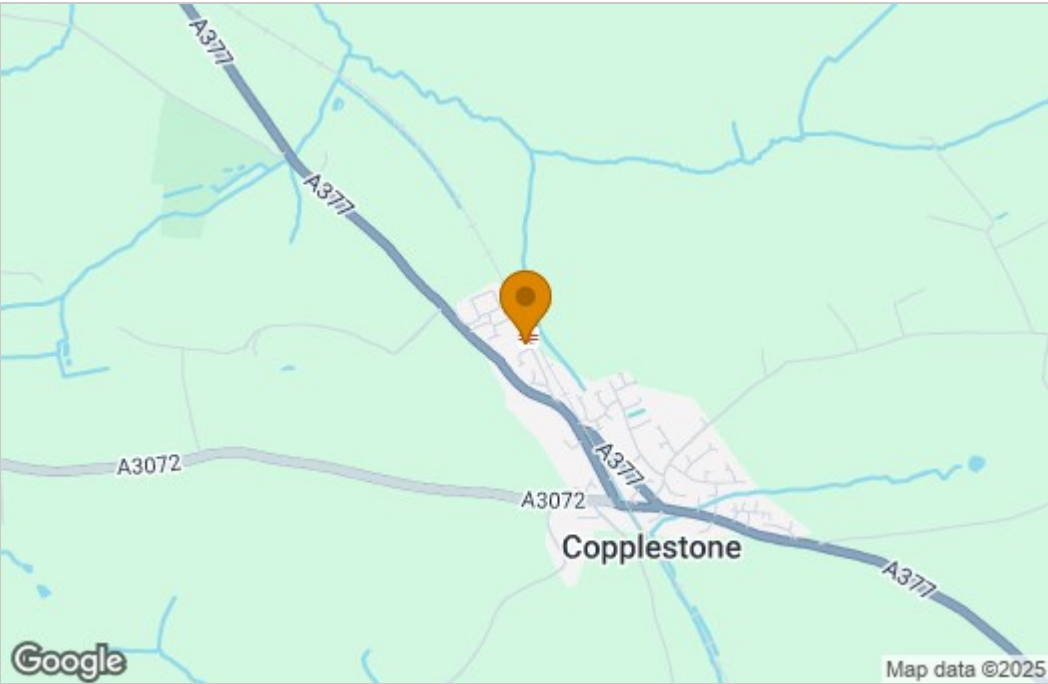
All prospective tenant(s)/permitted occupier(s)/guarantors aged 18+ must complete their own application forms and provide original acceptable I.D. documents to comply with Money Laundering and Right to Rent legislation. Under the

Sanctions and Anti-Money Laundering Act 2018, it is law for letting agents to run sanction checks against all tenants and guarantors (conducted via Smartsearch). All applications are subject to landlord approval, referencing and contract.

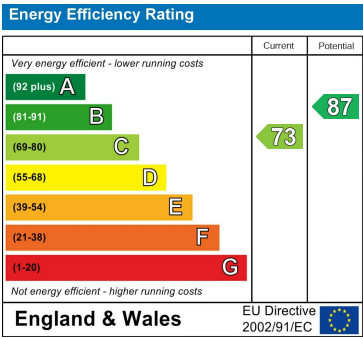
Floor Plan



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.