



## Three Horse Shoes

Branscombe, Seaton, EX12 3BR

**£2,400 PCM**



Sapphire Homes are delighted to offer For Rent this stunning and brand new 4 bedroom detached house situated in an exclusive new development within a short distance to the East Devon coastline. The property has been exceptionally finished with bright and spacious accommodation which also boasts gas central heating, double glazing, a neutral decor and tasteful flooring throughout. In brief the accommodation comprises a bespoke staircase, a cloakroom and access into the double integral garage. The hallway also has double doors which lead into a spacious sitting room, a stunning kitchen / dining room which boasts integrated appliances, matching breakfast bar and a utility room. To the first-floor the landing provides access to four double bedrooms, the double aspect guest suite has an en-suite shower suite and the family bedroom has plenty of built-in storage and a separate bath and a shower. Externally the property sits on a generous plot with off road parking to the front elevation and to the rear it is mainly laid to lawn with perimeter fencing. The property is perfect for couple or family and early internal viewings are highly recommended to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining / Family Room

Utility Room

## FIRST FLOOR

Master Bedroom

Ensuite

Bedroom 2

Ensuite

Bedroom 3

Bedroom 4

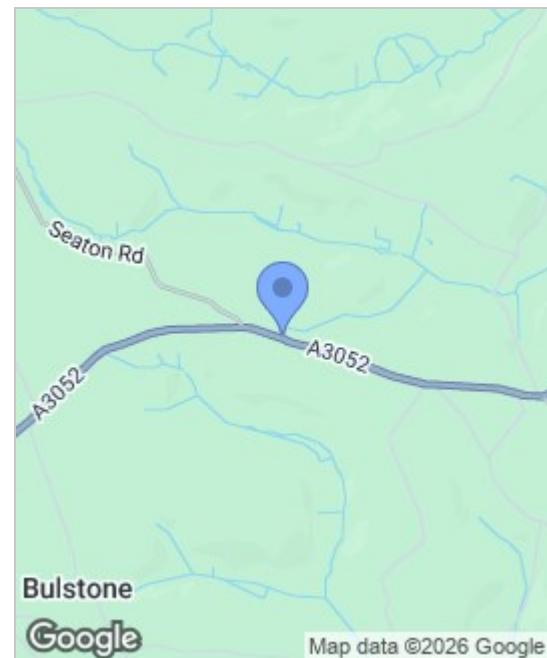
Family Bathroom

## EXTERNAL

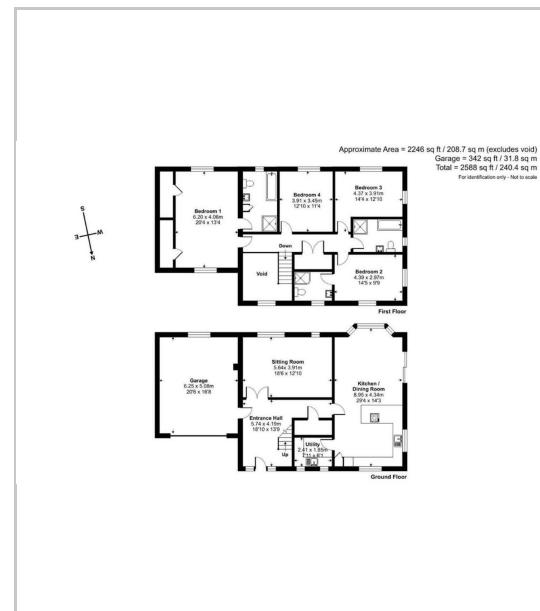
Double Garage

Rear Garden

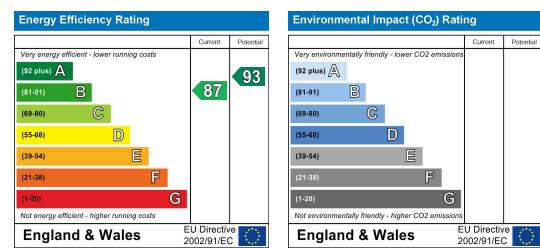
## Area Map



## Floor Plans



## 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 a statement 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 this property.

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