



- Beautiful modern barn conversion
- Idyllic rural setting on outskirts of small Devon hamlet
- Stunning rural views
- Fantastic modern contemporary style accommodation
- Fully fitted kitchen with appliances, log burner
- Paved and gravelled garden area, off road parking
- Air source underfloor heating and solar thermal panels



£1,300 Per Month

HELMORES
SINCE 1699

2 LEIGH VIEWS
Eastleigh, EX17 6FN



2 Leigh Views is fantastic modern, contemporary semi-detached barn conversion ideally located on the outskirts of Eastleigh, a beautiful Devon hamlet surrounded rolling farmland, about 10 miles (approx. 20 mins) drive from Crediton.

The barn is well away from main roads, adjoins open fields, and enjoys lovely rural views with Exmoor on the horizon in the distance. The accommodation extends to about 1,500 sq ft, and has well-proportioned rooms with high ceilings giving a terrific feeling of space. The large open plan kitchen/living room has tri-folding glazed doors leading to outside, a beautifully fitted contemporary kitchen with all built in appliances (dishwasher, electric oven, hob, fridge/freezer) and an island unit with breakfast bar, and polished granite worktops. There is also a log burner with exposed flue. A rear corridor gives access to all 3 double bedrooms with the master having an en-suite and all with fitted wardrobes. There's a utility room with units, worktop and sink, space for a washing machine (tenant to supply their own appliance), and a plant room with the solar thermal controls, and thermal store etc. The main bathroom has a contemporary style suite with a p-bath (shower over), wash basin with cupboards and wc with built-in cistern. Central heating is provided by an efficient air source heat pump which provides domestic hot water and underfloor central heating throughout. During the warmer months, solar thermal panels contribute hot water to the thermal store therefore making the property economical to run.

Outside, a driveway (also serving the adjoining barn) leads to ample off road parking. The garden comprises of the gravelled area to the front and side, plus paved areas. All of which is designed for minimal maintenance. Central Heating : Air source heating, underfloor throughout

TERMS :

12 months initial tenancy

Available - Immediately

Furnished - No

Pets - Considered

Council Tax Band - D

Heating - Electric (air source heat pump)

EPC - C

Viewing - Please call to arrange

DIRECTIONS : SatNav: EX17 6NG

Travel West from Crediton on the A377 through Copplestone, at Morchard Road take the left turn (signposted, Winkleigh) after travelling for a further 2 miles take the left hand turn (signposted Eastleigh) follow this road and after a further 1 mile the property is on your left (1&2 Leigh Views)

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!

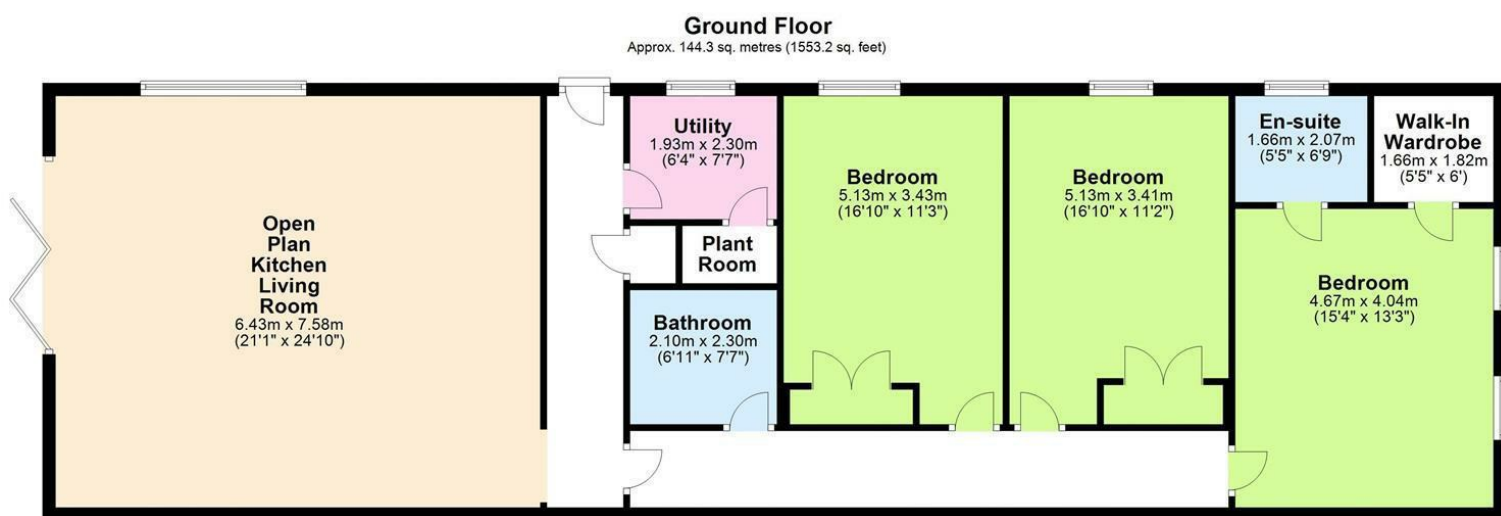
You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>

Covid-19 Safety Policy

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: [helmores.com/staysafe](https://www.helmores.com/staysafe)

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

****Please note; Floorplan and photos are of adjoining property (1 Leigh views) but dimensions and layout are identical****



Total area: approx. 144.3 sq. metres (1553.2 sq. feet)
1 Leigh View, Eastleigh, Crediton

HELMORES
SINCE 1871

111-112 High Street, Crediton
Devon, EX17 3LF
www.helmores.com

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Floor plans and maps are not to scale and are for identification purposes only. Please telephone to check current opening hours before embarking on any journey to visit our office.



TO VIEW CALL 01363 777 999

property@helmores.com