



**HELMORES**  
SINCE 1699

**£1150 Per Month**

**CHAPEL COTTAGE**  
Tedburn st Mary, EX6 6EB



Helses are delighted to introduce this fantastic, modern 3 bedroom cottage to the rental market. Situated in the picturesque village of Tedburn St Mary, Chapel Cottage offers the twin benefits of a spacious, beautifully finished interior alongside an outside space which would be perfect for those wishing to enjoy the attractive front and rear gardens whilst also making use of the three 'out buildings' handily situated to the rear of the property. Chapel Cottage features an entrance porch which leads through to a truly stunning 'Country' style kitchen which has been updated to an excellent level. Also, on the ground floor of the property are a conveniently situated W.C and large living room with a wood burner which certainly lends itself to long, cosy nights in! From the kitchen there is a staircase leading to the upstairs area which consists of two double bedrooms as well as one smaller yet attractive bedroom and new bathroom which has been completed to a very high specification. This stunning property is bound to be very popular and therefore will be advisable to book a viewing appointment as soon as possible

Term - 12 months initial agreement  
Rent £1,150 PCM  
Deposit £1150  
Unfurnished  
Pets - Considered  
Heating - Oil and wood burner  
Council Tax - Band C  
Available - Early October

TEDBURN ST MARY is village located a short drive from Exeter down the A30 (7 miles), and 5 miles across country from Crediton - through winding lanes. Its backdrop is that of high slopes, rounded hillforms and narrowing valleys. For everyday necessities there is a traditional village shop and for the kids a wonderful little primary school. If boredom ever strikes Tedburn presents a wide array of things to get stuck into, including: a drama group and a football club. Need to practice for the Ryder Cup? Or just unwind - 'Fingle Glen Golf Hotel' is nearby with an 18-hole golf course and accommodation. For some dramatic walks, 'Fingle Bridge' is only 6 (.2) miles away. Here the Teign River splashes and whirls its way over mossy boulders, through the middle of a precipitous, wooded gully on the fringes of Dartmoor. Think: 'The Lord of the Rings', much of Dartmoor has been inspirational in the approach to 'Middle Earth' by the famous "Lott" concept artist, Alan Lee.

DIRECTIONS : From A30: leave the A30 at the "Fingle Glen" junction and proceed to the first roundabout. Take the first left which brings you into the village of Tedburn St Mary. Reach the mini roundabout

and you will find Chapel Cottage on your left-hand side, directly next to the 'Old Chapel' at the bottom of School Lane.

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!

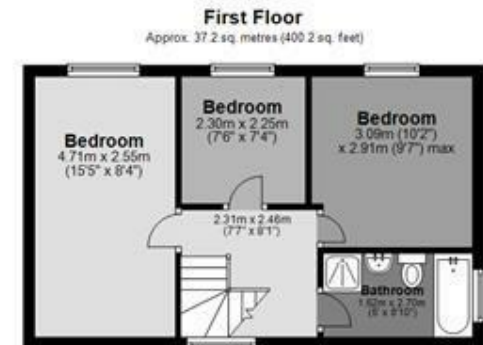
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helses.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: [helses.com/staysafe](https://www.helses.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.



Total area: approx. 77.3 sq. metres (831.7 sq. feet)

HELMORES

SINCE 1999

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