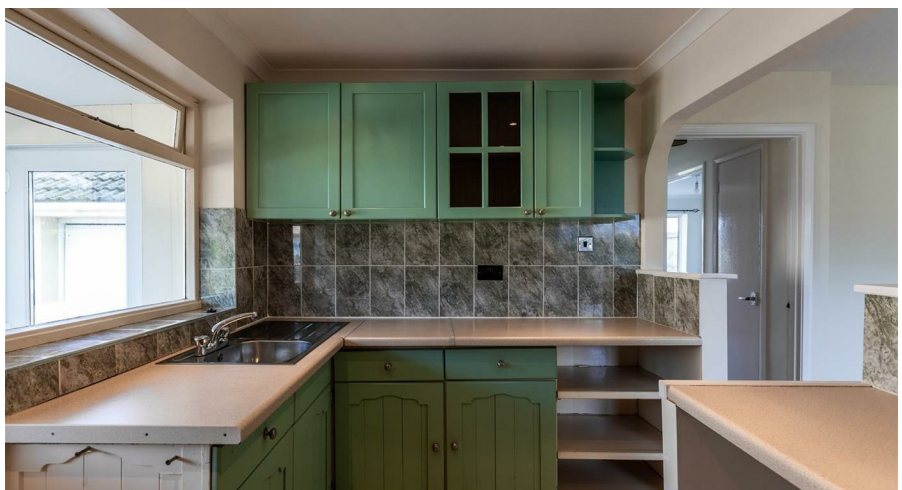




- Well presented bungalow in popular Tedburn St Mary
- Semi detached
- Good sized living room and open plan to kitchen
- EPC : E
- Some pets considered
- Fully double glazed
- Great village location, close to Main A30
- Enclosed, private, rear garden



**£850 Per Month**

**HELMORES**  
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**14 CLEAVE CLOSE**  
Tedburn st Mary, EX6 6AS





14 Cleave Clos is found in this ever popular village, the semi-detached bungalow is located in a small road of similar properties. The 2 bedroom accommodation is in very good order and has a light and homely feel to it. The lounge diner is of a good size and enjoys good of natural light from both the large window overlooking the front as well as the kitchen window. There is also a family bathroom and front and side porches entrances. The property enjoys a good sized, private rear garden which is fully enclosed. There is also a single garage, long driveway and a lawned front garden setting it nicely back from the quiet road. uPVC double glazing throughout and modern electric heaters.

**TERMS;**

Available - Immediately for 6 months initially but long term let preferred  
Rent - £ 850pcm  
Deposit - £980  
Some pets considered  
Unfurnished  
Council Tax Band: Teignbridge Band C  
Heating - Electric

**DIRECTIONS :** Upon entering the village of Tedburn St Mary (from the Crediton side) turn left at the crossroads , take the 2nd exit on the roundabout and then first right into Four Oaks Road. Turn right again into Cleave Close and No 14 will be found on the right hand side.

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, gardening club, square dancing 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 luxurious 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.

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 Helmore's 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.

### Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 57.8 sq. metres (622.6 sq. feet)

**HELMORES**  
SINCE 1877

111-112 High Street, Crediton  
Devon, EX17 3LF  
[www.helmores.com](http://www.helmores.com)

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