

Situated in a popular development on the Western edge of the town, a modern two bedroom semi detached house offered in good order throughout and benefitting from gas central heating, double glazing, enclosed rear garden and off street parking.

The accomodation, with approximate measurements comprises;

GROUND FLOOR

uPVC part glazed front door with tiled entrance canopy and outside light into

ENTRANCE HALL cloaks hooks, radiator, telephone point, understairs cupboard. Separate entrances to

KITCHEN 9'3 x 5'11 (2.82m x 1.80m) Range of modern units providing ample cupboard and drawer space, matching fitted wall cabinets, rolled edge laminated working surfaces with inset stainless steel sink and side drainer, space and point for electric cooker, space and plumbing for automatic washing machine, tiled splash back, radiator, extractor fan, gas central heating boiler, radiator.



LIVING ROOM 14'2 x 12'1 (4.32m x 3.68m) Radiator, TV aerial point, radiator, double doors to rear patio

FIRST FLOOR

LANDING with access to roof space, smoke detector, separate entrances to

BEDROOM ONE 12' x 9'2 (3.66m x 2.79m) radiator, wardrobe with slatted doors and clothes hanging rail, airing cupboard with heater



BEDROOM TWO 11'4 x 6'9 (3.45m x 2.06m) Radiator, rear facing outlook

OUTSIDE

Drive in to the side of the property providing **OFF STREET PARKING SPACE**, easy to maintain lawned **FRONT GARDEN**. Pedestrian side gate leading to **REAR GARDEN** with patio and terraced lawn area. Small timber shed.

SERVICES: Gas Fired Central Heating, TV and Telephone Points, Mains Water

AVAILABLE: Early February

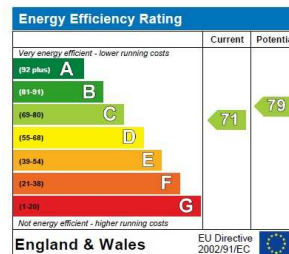
LEASE: Six months initially, possibility of longer let

DEPOSIT: One month's rent

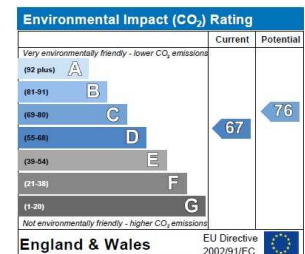
SORRY: No DSS, Pets or Smokers

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon District Council



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



**Devon
Sales &
Lettings**

Sales, Lettings and Property Management

EMAIL info@dsal.co

www.devonlettings.co.uk

TEL 01363 773757 FAX 01363 777688

5 High Street, Cridton, Devon EX17 3AE

41 Queen Elizabeth Drive, Cridton



£600/month - Unfurnished

Two Bedrooms : Popular Town Edge Location : Gas Central Heating

Attractive Enclosed Rear Garden : Off Street Parking

Property specialists since 1995



globrix.com



