

23 Yeo Crescent, Tarka View, Crediton
To Let - £1,000/Month - Unfurnished

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Newly Built Semi Detached Family Home : Three Bedrooms : Gas Central Heating
Finished To A Superb Standard Throughout : Well Appointed Living Accommodation
Enclosed Rear Garden : Ample Parking & Integral Garage : Popular New Development

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Sales, Lettings & Property Management



A brand new three bedroom semi detached family home situated in the sought after development of Tarka View.

The property enjoys spacious and light living accommodation set across three floors with a good sized living room, stylish fitted kitchen / dining room with French Doors leading onto the enclosed rear garden, three bedrooms, one with en-suite, as well as family bathroom and toilet.

Outside the property has ample parking for several vehicles, leading to the integral garage, whilst at the rear, there are pleasant enclosed gardens with lawn and small patio area.

The accommodation with approximate measurements comprises;

GROUND FLOOR Front door with opaque glazed side panel into;

STAIRCASE ENTRANCE HALL With stairs to first floor, door to understairs storage cupboard and door to;

INTEGRAL GARAGE 6.57m x 3.02m With up and over door, power and lighting.

FIRST FLOOR LANDING With stairs to second floor and separate entrances to;

KITCHEN / DINING ROOM 5.21m x 3.06m Fitted with a good range of white units beneath rolled edge laminated worktops together with matching wall units providing ample cupboard and drawer space. Inset stainless steel sink with rinsing bowl and side drainer. Inset hob with tiled splashback and stainless steel extractor over. Integrated AEG double oven, and Lamorna fridge freezer. Plumbing for dishwasher. Double doors to rear garden.

LIVING ROOM 5.03m x 3.04m Window to front elevation and wonderful countryside views, two radiators.

WC 2m x 1.88m (maximum wall to wall measurements) L-Shaped room with low level WC, grey tiled surround, pedestal wash basin, cupboard with space and plumbing for washing machine. Radiator.

SECOND FLOOR LANDING With storage cupboard housing Vaillant Boiler and separate entrances to;

BEDROOM ONE 4.16m x 2.75m Window to rear elevation, built in wardrobe with sliding door. Door to;

EN-SUITE SHOWER ROOM 3.11m x 0.96m White suite comprising walk in shower cubicle with rainfall shower head and hand held shower attachment. Low level WC with wash basin, white towel rail.

BEDROOM TWO 3.13m x 2.38m Rear aspect, radiator.

BEDROOM THREE 2.88m x 2.71m Front elevation with countryside views, radiator.

FAMILY BATHROOM 2.39m x 1.88m White suite comprising panelled bath with shower over. Low level WC with wash basin and white ladder style heated towel rail.

OUTSIDE Drive to the front providing parking for several vehicles and leading to integral garage. From the first floor, the patio doors give access to the enclosed rear garden with paved patio area and gate giving access to the side.

SERVICES: Gas Central Heating

LEASE: Six months initially, possibility of a longer let

AVAILABLE: Immediately

DEPOSIT: One Months Rent of £1,000

HOLDING DEPOSIT: One Weeks Rent of £230. Please note the holding deposit will be credited against the deposit.

EPC: B/84

COUNCIL TAX: To be confirmed

LOCAL AUTHORITY: Mid Devon District Council

FEES: No initial set up fees.





Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regarding to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. For further information about the Consumer Protection from Unfair Trading Regulations 2008, see www.legislation.gov.uk