



SOUTHGATE

ESTATES

*Bellever, Shillingford Abbot,  
Devon, EX2 9QF  
£2,100 per calendar month*





*4 Double Bedrooms, Double Garage,  
2 Reception Rooms plus Breakfast Kitchen,  
Newly Redecorated, Double Glazing,  
Oil Fired Central Heating*

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Believer is a substantial detached bungalow, located in the heart of the idyllic hamlet of Shillingford Abbot, just around 3 miles to the South of Exeter's city centre, coming to the rental market for the first time.

Benefiting from much redecoration and some new carpets, this family home offers four double bedrooms, as well as a living room, a separate dining room or second reception room, a conservatory and a breakfast kitchen. The master bedroom has an en suite shower room and there is a family bathroom as well as an additional cloakroom.

Externally, the attractive landscaped gardens extend around all four sides of the property and include a timber summerhouse, a greenhouse and a further timber garden shed. To the front of the property, there is a gently sloping driveway, providing parking for 3 or 4 cars. Steps lead up to the front door and the property's brick-built double garage has power and lighting and an electrically operated double up-and-over garage door.

This property will undoubtedly appeal to those who enjoy a garden and are looking for a semi-rural location within easy reach of Exeter and the motorway network. Please note that tenants will be expected to care for and enjoy use of the gardens during their tenancy.





### Costs and Fees

- A Holding Deposit of one weeks rent will be required to secure this property.
- A Security Deposit equivalent to 5 weeks rent will be required prior to the tenancy start.
- Bills Excluded.
- Council Tax Band E
- No Pets/Smokers
- Minimum 6 Month Let

For full details of charges and fees please visit our website:

<https://www.southgatestates.co.uk/lettings>

Room Proportions and Property Size Living Room 4.96 x 4.02m  
Breakfast Room 3.51 x 3.29m Conservatory 3.68 x 2.27m Dining Room 6.64 x 3.50m Bedroom 1 4.27 x 3.61m Bedroom 2 3.50 x 2.98m Bedroom 3 2.98 x 2.96m Bedroom 4 4.06 x 2.49m Total Internal Area 141.5 Sq m. (1.31 Sq m. excluding conservatory) Total Floor Area including Conservatory and Double Garage 171 Sq m.

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Applications Please note that all applications to be made via the agents, Southgate Estates. Applicants must satisfy referencing and affordability criteria.

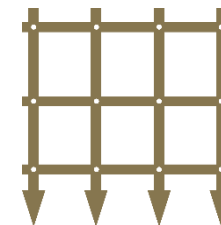
Heating Due to the rural location, this property benefits from oil fired central heating. Tenants will be expected to replenish the oil tank on expiry of the tenancy.





EPC

Awaited



[www.tpos.co.uk](http://www.tpos.co.uk)

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Southgate Estates

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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