



1 Devonshire House, Essington, North Tawton, EX20 2EX

£1,050 pcm

**HELMORES**  
SINCE 1699

# 1 Devonshire House, Essington

North Tawton

- 4 bed period stone built house
- Close to town centre
- Off road parking
- Gas central heating
- Living room with sliding doors to conservatory
- EPC - D65
- Accommodation over three levels
- Nice, enclosed and level garden

Period built stone 4 bed house, fantastic views, close to the town centre, easy access to the A30, parking, easy to maintain garden, pets considered! The ground floor comprises of a good sized living room, a modern kitchen diner and an entrance conservatory. On the middle floor there are 3 bedrooms (1 single, 2 doubles) and a family bathroom (with shower overhead). The top floor could be used as a 4th bedroom or a study. The garden is low maintenance, enclosed and largely decked, but with flower beds and borders to grow pretty plants, plus there are 2 sheds and immediately outside the garden gate is the parking space, set in doctor's surgery car park.





**TERMS - Available Mid-late April, minimum 6 month tenancy but longer term tenancy preferred**

**Rent - £1050pcm**

**Deposit - £1050**

**Unfurnished**

**Pets considered**

**Council Tax :- Band B**

**Utilities : Electric, gas, mains water**

**DIRECTIONS :** From the A3072 turn towards North Tawton, stay on this road & go straight over the mini roundabout. At the clock tower turn right onto Market Street. Then after 150 yards turn left into the doctors surgery car park. Park up and walk through the gate to the left of the building

For sat nav please follow postcode EX20 2EX

What3words - [///sagging.chairing.submerged](https://www.what3words.com/sagging.chairing.submerged)

NORTH TAWTON is a small town, built alongside the banks of 'The River Taw'. Settlements in and around the 'Taw Valley' experience a haven-like quality, between the often steep-edged hillsides - a contrast to other areas of more open farmland. The town has a selection of shops, a primary school, 'The Copper Key' pub and an undeniably pretty square. For more choice, by way of facilities the larger town of Okehampton is only 5 miles up the road - where access to the A30 dual carriageway (a link to the City of Exeter) can also be found. North Tawton, as with many Devon towns has a prime medieval church, with a west spire adorned with oak shingles. The town is also known for its superb creamery. The Taw Valley Creamery (est 1974) produces award-winning cheeses, revered locally and nationally.



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!

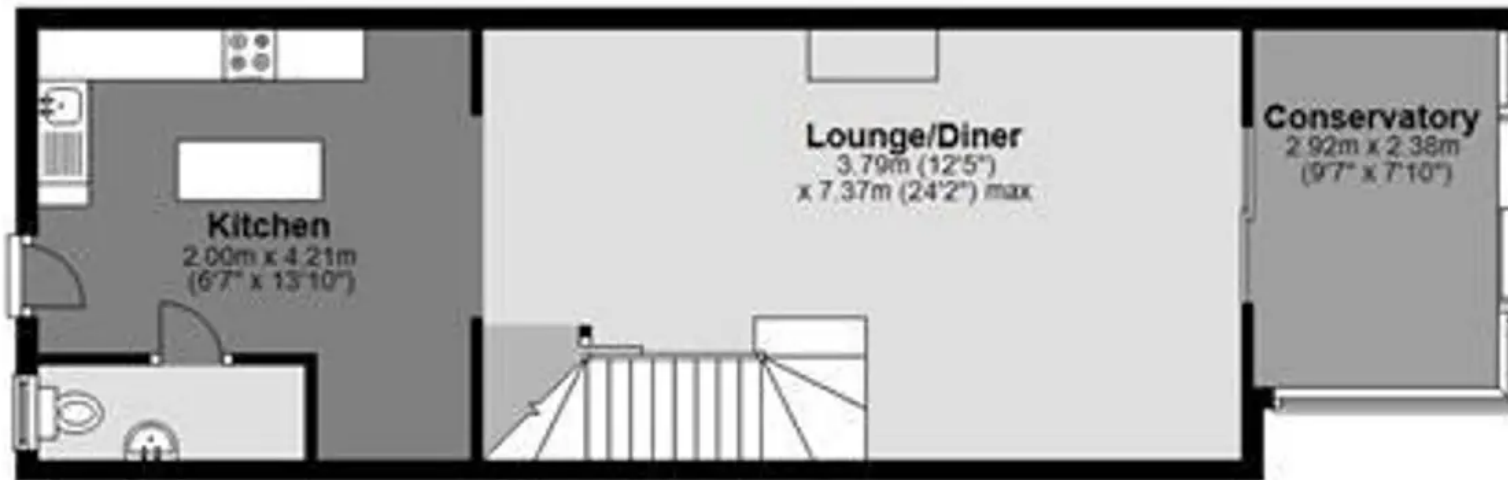
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>



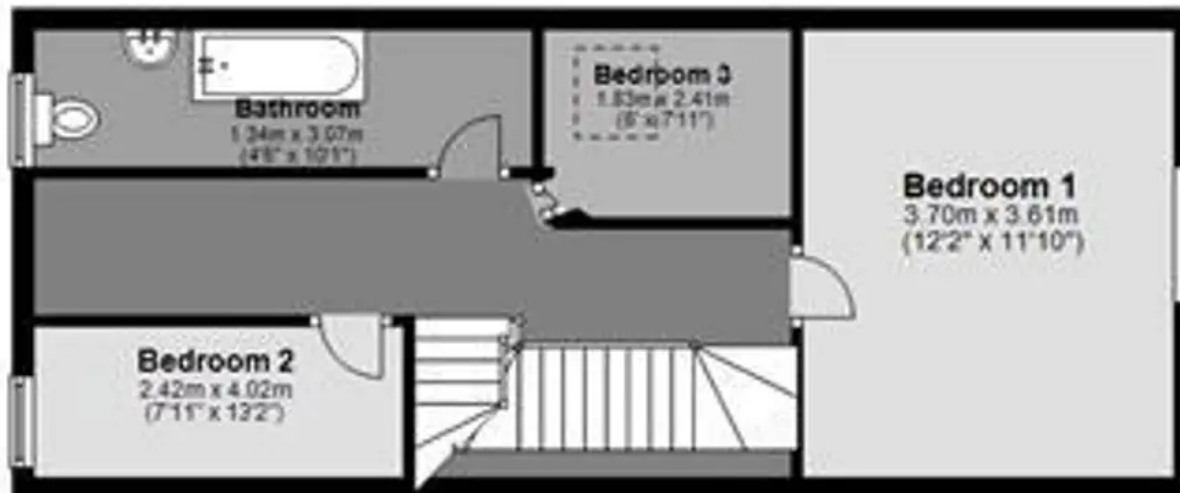
## Ground Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



## First Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



## Second Floor

Approx. 15.1 sq. metres (162.3 sq. feet)



Total area: approx. 114.7 sq. metres (1234.9 sq. feet)

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## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.