



**Fore Street, Chulmleigh, EX18 7BR**  
**£600 PCM**

An attractive TWO BEDROOM APARTMENT conveniently situated in the centre of Chulmleigh offering spacious and well laid out accommodation. Available from 18th April 2025.

## SITUATION

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a bakery, dairy, newsagent, florists, hairdressers etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, churches, library, two public houses and a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

Top Flat at Combe House House is first floor apartment situated in the centre of Chulmleigh offering light and spacious two bedroom accommodation benefiting from an open-plan Kitchen/Living area and electric night storage heating throughout. The property does not offer any dedicated or allocated parking space, other than local on-street parking in the immediate vicinity.

## ENTRANCE

From Fore Street, a wooden Front Door leads into a Communal Entrance Hall, overhead light, overhead electric meters, and fire alarm system. In one corner stairs with wooden hand rail to one side lead to the First Floor Landing with electric light and multi-pane window to the side. In one corner further stairs lead to the Second Floor Landing with overhead light and a door into the Flat

## HALL

From the Front Door further stairs with wooden balustrade and handrail on either side lead up to the Hallway with white painted panel doors to all rooms, central ceiling light, telephone point and hatch to roof space.

## Open-Plan Kitchen/Living Area 7'2" M (2.18 M)

including a range of matching modern fitted units to two sides under a granite effect roll-top work surface with contrasting tiled splash backs incorporating a single drainer stainless steel sink unit, a 'Bosch' washer dryer and a built-in stainless steel 'Lamona' single oven and grill with an inset 'Lamona' four ring ceramic hob and stainless steel extractor hood over. The Kitchen also benefits from a central ceiling strip light, an electric cooker point and tile effect lino floor covering. On one side a wide archway leads through to the

## Living Area 10'2" M (3.10 M)

with original multi-pane sash window to the front overlooking Fore Street allowing good natural light, 'Dimplex' electric wall heater, central ceiling light and smoke alarm.

## Bedroom 1 10'3" M (3.12 M)

A good sized Double Bedroom with an original multi-pane sash window to the front overlooking Fore Street and allowing good natural light. The room also benefits from a 'Dimplex' electric heater and a central ceiling.

## Bedroom 2 10'1" M (3.07 M)

Another Double Bedroom with a uPVC double glazed window to the rear and a built-in cupboard to one side housing a range of coat hooks and storage shelving. The room also benefits from a central ceiling light and a 'Dimplex' night storage heater.

## Bathroom

A good sized Bathroom fitted with a matching white suite comprising a panel bath with stainless steel side handles, fully tiled splash backs and stainless steel mixer tap at one end with telephone style shower attachment; pedestal wash hand basin with tiled splash backs; and low level WC. The Bathroom also benefits from a painted wood window to the rear, an extractor fan, and a central ceiling light. In one corner a wooden door opens into the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving over.

## RATES

The Tenant will be responsible for the Council Tax ~ Band A (£1,567.16 2024/2025)

Rent ~ £600 per calendar month, payable in advance by Banker's standing order.

**In-Going Costs** ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

#### **TENURE**

The property is to be let unfurnished on a six month **Assured Shorthold Tenancy** (minimum). Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds).

#### **SERVICES**

Mains electricity, mains water and mains drainage. Electric night storage heating. Telephone connected subject to BT regulations. Satellite available via Sky. Superfast broadband available 48 Mbps. Limited voice and data coverage across all networks (all info provided by Ofcom checker). All services to be paid for in addition to the rent for the property. On-street parking only (no permit required). NO PETS AS PROPERTY IS A TOP FLOOR FLAT WITH NO OUTSIDE SPACE.

#### **APPLICATION DETAILS**

We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

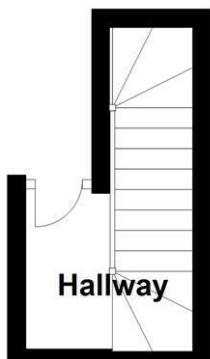
#### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

## Floor Plan

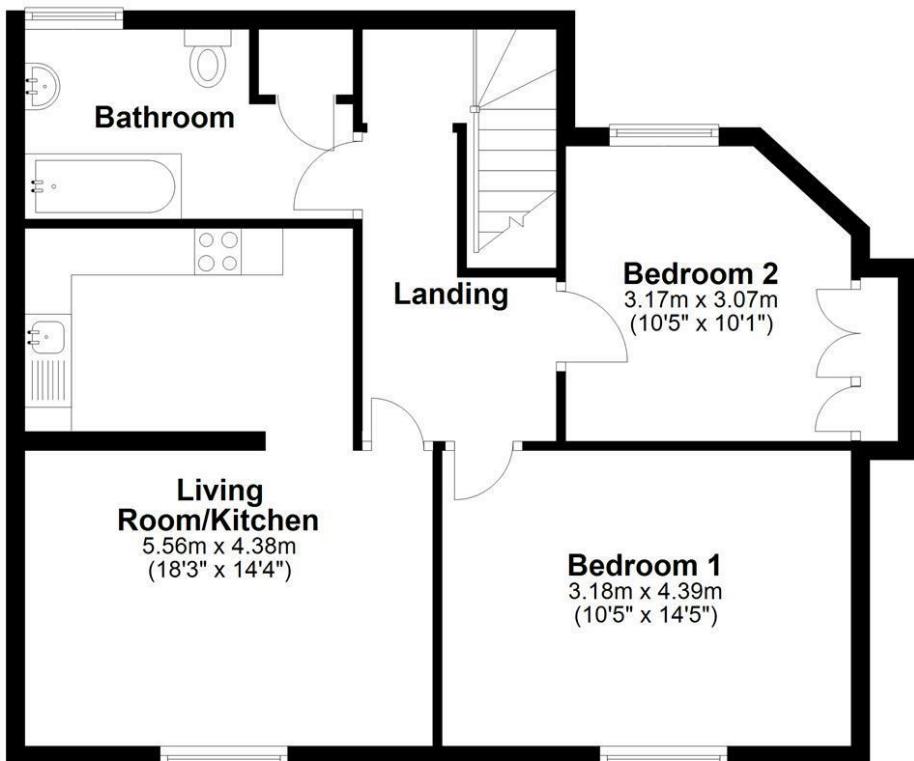
### First Floor

Approx. 4.6 sq. metres (49.1 sq. feet)



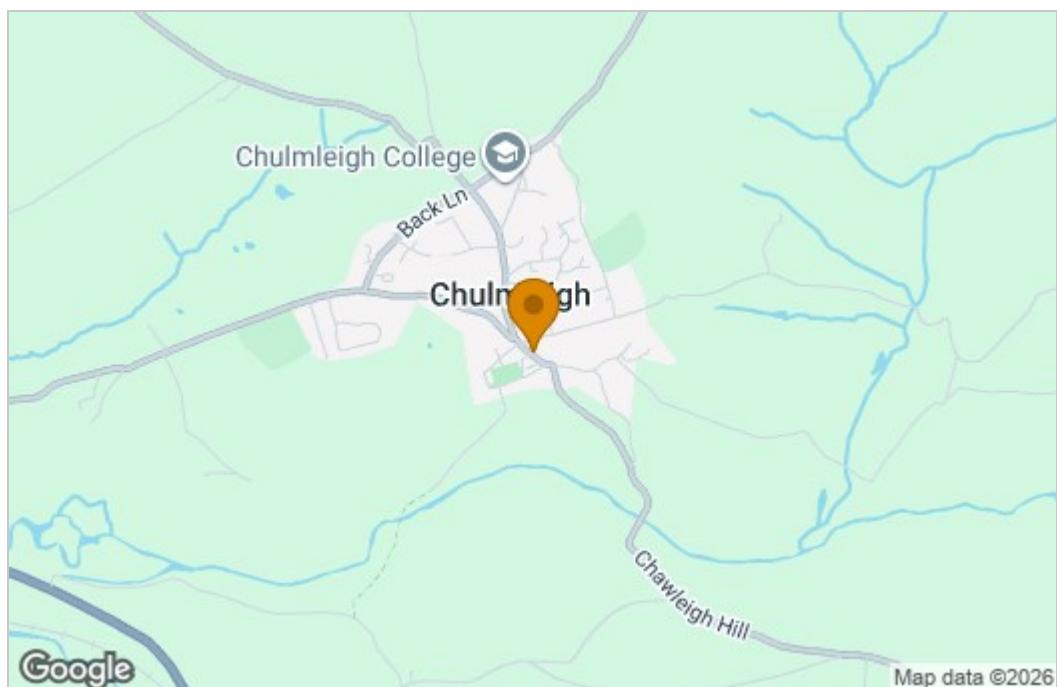
### Second Floor

Approx. 64.7 sq. metres (696.9 sq. feet)

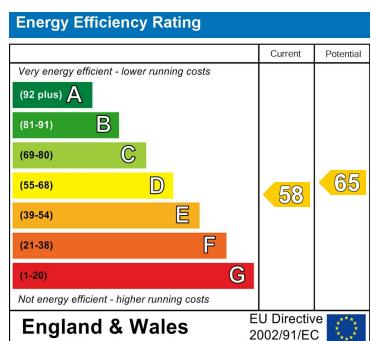


Total area: approx. 69.3 sq. metres (746.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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