



Omega Leigh Road, Chulmleigh, EX18 7BL
£900 PCM

A most attractive end terrace three storey TOWN HOUSE offering well presented FOUR BEDROOM UNFURNISHED ACCOMMODATION including a Sitting Room, Kitchen/Breakfast Room and two Bathrooms with Courtyard Garden. Available Now

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, 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 water sports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

Omega is a substantial three storey town house in close proximity to the centre of Chulmleigh and convenient for all the shops and services. The well presented and well laid out accommodation is arranged over three floors and briefly comprises an Entrance Hall, A Sitting Room and a large and well equipped Kitchen/Dining Room, whilst on the first floor there is Master Ensuite double bedroom and family Bathroom, and on the second floor there are three further bedrooms. Omega also benefits from smart Hovaland electric heaters, a wood burner and uPVC double glazing throughout. Outside and to the rear of the house there is a secluded Courtyard Garden.

ENTRANCE HALL

From Leigh Road, a uPVC double glazed Front Door with electric meters & fuse boxes to one side, heater, original tiled floor and half glazed door with obscured glass panel opening into the

INNER HALL

with door to the Sitting Room, further original wood door leading into the Kitchen/Dining area and easy turn stairs leading to the First Floor Landing

KITCHEN/DINING ROOM

A good sized room with Dining Area offering enough room for a six seater table and benefitting from an electric radiator, a useful under stair storage cupboard and door to the Cloakroom. At the far end of the room is the Kitchen fitted with a good range of matching wall and floor units to two sides under a laminate work surface including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the Courtyard. The Kitchen also benefits from space and plumbing for a dish washer, two built-in eye level double ovens, and an integrated hob with built-in extractor fan over set between a range of matching wall units. The Kitchen is finished with a tiled floor and a half glazed Back Door out to the Courtyard.

CLOAKROOM

fitted with a low level WC and a wall mounted wash hand basin. On one side is space and plumbing for a washing machine.

SITTING ROOM

A spacious room with uPVC double glazed bay window to the front allowing good natural light and overlooking Leigh Road, fireplace to one side housing a wood burner, electric heater, TV point and built-in shelving.

STAIRS AND LANDING

From the Entrance Hall stairs with wooden balustrade and hand rail lead to the First Floor Landing with doors to Bedroom 1 and Family Bathroom and further stairs leading to the Second Floor Landing.

BEDROOM 1

with uPVC double glazed bay window to the front overlooking Leigh road and original Victorian cast iron fireplace and surround to one side (not in use), and electric radiator. On one side there are a range of fitted wardrobes and drawers, one housing the hot water cylinder with electric immersion heater. In one corner a door opens to the

EN-SUITE SHOWER ROOM

fitted with a fully tiled shower cubicle housing an electric shower with glazed shower screen to one side; a pedestal wash hand basin with mix tap; and a low level WC. Heated towel rail.

FAMILY BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel taps, fully tiled shower cubicle housing an electric shower

with glazed shower screen to one side, a pedestal wash hand basin, and a low level WC. The bathroom also benefits from an electric heater and obscured uPVC double glazed window to the rear.

STAIRS AND SECOND FLOOR LANDING

with doors to the Bedrooms 2,3 and 4

BEDROOM 2

A double bedroom with uPVC double glazed windows to the side and rear, electric radiator and strip pine flooring,

BEDROOM 3

A dual aspect double room with uPVC windows looking out to one side and the front of the property and electric heater.

BEDROOM 4

A small box room/Office with uPVC double glazed window overlooking Leigh Road with electric heater and strip pine wooden door.

OUTSIDE

From the Kitchen a uPVC door leads out into a Courtyard GARDEN with a step down to a small shed in the corner.

SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 40 Mbps. Mobile Phone coverage by EE, 02 and Vodafone. All services to be paid for in addition to the rent for the property.

TENURE

The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will only be granted upon successful completion of all I.D. checks, referencing, fully signed tenancy documents and receipt of cleared funds (first months' rent in advance plus the deposit) prior to an agreed move-in date. Please Note: Pets by arrangement.

RATES

The Tenant will be responsible for the Council Tax ~ Band C North Devon Council (2025/26 - £2185.36)

Rent ~ £850 per calendar month, payable in advance by Standing Order

In-Going Costs ~ One months' rent in advance plus the Deposit (deposit equal to five week's rent) to be received in cleared funds prior to an agreed move-in date. Deposit held by The Keenor Estate Agent in a government approved Deposit Scheme and returned to the Tenant at the end of the tenancy, subject to Landlord approval after a final inspection of the property condition which will be compared against a move-in inventory.

APPLICATION DETAILS

All prospective tenant(s)/permitted occupier(s)/guarantors aged 18+ must complete their own application forms and provide original acceptable I.D. documents to comply with Money Laundering and Right to Rent legislation. For successful applications, a sanction check will also be conducted via Smartsearch against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018. All applications are subject to landlord approval, referencing and contract.

VIEWING

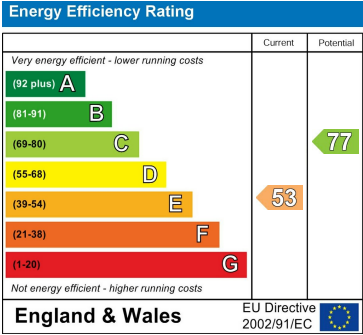
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.