



1 St. Tera Chittlehampton, Umberleigh, EX37 9QL
£750 Per Calendar Month

A nicely presented and comfortable END TERRACE COTTAGE situated in the centre of Chittlehampton offering TWO BEDROOM UNFURNISHED ACCOMMODATION including a Kitchen/Breakfast Room and a Sitting Room with pretty cottage GARDEN AND STORAGE SHED. Available Now

SITUATION

Chittlehampton is a vibrant village set in the heart of rural North Devon offering local facilities including a village shop, a village Hall, a church, and 'The Bell' public house which is well known locally serving food all day, every day. The nearby market town of South Molton lies approximately 6 miles to the east and offers a more comprehensive range of facilities including a supermarket, banks, butchers, florist, coffee shops and takeaways, pubs and restaurants. Road link is via the North Devon Link Road, which can be easily 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, providing 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 Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

A semi-detached character cottage situated in a quiet off-road location in a Conservation area in the heart of the popular North Devon village of Chittlehampton being of traditional stone and cob construction under a slate roof with rendered and colour washed elevations and painted wood double glazed windows throughout. Internally the well presented and comfortable unfurnished accommodation is arranged over two floors and briefly comprises a Kitchen/Breakfast Room, a Sitting Room, a double Bedroom, a small single Bedroom/Office and a Shower Room. 1 St Tera also benefits from a wood burner, modern Kitchen and Bathroom suites and mains gas central heating throughout. Outside and to the rear of the property there is a pretty lawned garden which is enclosed and private creating a really super feature.

ENTRANCE

From the front, a heavy wooden Front Door opens into the

ENTRANCE PORCH

with windows on either side and further half glazed door opening into the

KITCHEN/BREAKFAST ROOM

fitted with a range of modern shaker style units at one end set under a wood block work surface with tiled splashbacks, including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the front, a stainless steel single oven and grill with inset mains gas hob and extractor fan over, set between a range of matching wall units. The Kitchen also benefits from a slate tiled floor, inset ceiling down lighting, a radiator with storage shelf over, and a cast iron wood burning stove. On one side, steps lead up to a small half landing opening into the

SITTING ROOM

A pretty light and spacious room with window to the front and fully glazed French Doors overlooking and leading out to the Garden. The Sitting Room also benefits from two exposed ceiling beams, inset ceiling down lighting,, TV point and radiator. Returning to the Half Landing further stairs lead to the

FIRST FLOOR LANDING

with doors to the Bedrooms and Bathroom, radiator and hatch to roof space.

BEDROOM 1

A double bedroom with window to the front, inset ceiling down lighting, radiator and built-in wardrobe in one corner

BEDROOM 2

A small bedroom with window to the side, inset ceiling down lighting and radiator.

SHOWER ROOM

including a fully tiled shower cubicle housing and stainless steel mixer shower with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with window to one side. The Shower Room is finished with a heated towel rail, inset ceiling down lighting and a wood effect floor covering.

OUTSIDE

From the road a shared pedestrian path leads up to the Front Door, with a useful Storage Shed opposite housing space and plumbing for a washing machine. At the rear of the cottage is a pretty enclosed lawned garden which is private, creating a really super addition.

SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage. Mains Gas Boiler providing domestic hot water and servicing radiators.. Satellite available via Sky. Broadband speed is Basic 14 Mbps & Superfast 89 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own

provider) Council Tax Band A (North Devon Council) - £1632.87.p.a. for 2025/26

All services to be paid for by the tenant in addition to the rent

RATES

The Tenant will be responsible for the Council Tax ~ Band A (North Devon Council) - £1632.87.p.a. for 2025/26

Rent ~ £750.00 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.

HOW TO APPLY

Please ask us for an application form (one to be supplied for each applicant aged 18+) and we will send this to you via email to complete (or we can supply a paper copy). If our Landlord approves your application, you will be asked to provide us with appropriate I.D. so we can conduct Right to Rent and anti-money laundering checks, which we are required to do by law. This will include an online 'Smartsearch' sanction check against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018.

Your details will also be passed to Let Alliance to allow them to carry out financial referencing, which includes checking your credit rating and obtaining proof of income/references from your employer and current/previous landlords.

Please Note: Pets by arrangement.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum). Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

INITIAL COSTS

Rent ~ £750 per calendar month

Deposit - £865.00 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance

with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

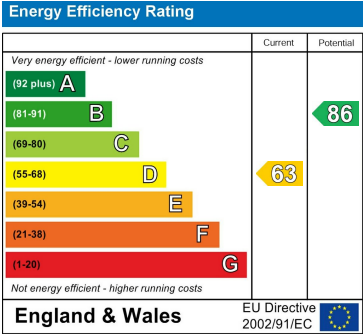
What3words - afford.slacker.peach

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.