



Oakleigh East Street, Chulmleigh, EX18 7DD
£750 PCM

A spacious MID TERRACE HOUSE situated a short walk from the centre of Chulmleigh offering TWO DOUBLE BEDROOM & TWO RECEPTION ROOM unfurnished accommodation with Garden Shed and small allotment style garden (shared with neighbouring property). Property available from 16th August 2025. Unfortunately Pets and Children will not be considered for this property due to shared & unsecured Garden.

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

DESCRIPTION

Oakleigh is substantial mid terrace Victorian town house situated a short walk from the centre of Chulmleigh offering spacious and newly decorated and refurbished two double bedroom unfurnished accommodation including a newly fitted Kitchen, a good sized Sitting Room and Dining Room and a recently modernised Shower Room. The property also benefits from a newly installed air source heat pump and uPVC double glazing throughout. Outside and to the rear of the house there is access to a shared communal garden and a useful Log Store. * Unfortunately Pets and Children will not be considered for this property due to the shared & unsecured nature of the Garden. *

ENTRANCE HALL

with electric meters & fuseboxes to one side, original tiled floor and half glazed door with stained glass panel opening into the

INNER HALL

with painted wood doors to the Sitting Room and Dining Room and easy turn stairs leading to the First Floor Landing. On one side there is a useful Under-Stairs storage cupboard. Central ceiling light, and telephone point.

SITTING ROOM 10'8" M (3.25 M)

with uPVC double glazed bay window to the front allowing good natural light and overlooking East Street. In one corner is a built-in TV stand with TV aerial in one corner, whilst in the other corner there is some further built-in shelving. The Sitting Room also benefits from a picture rail and two radiators.

DINING ROOM 11'7" x 9'2" (3.53 x 2.79)

with uPVC double glazed window to the rear overlooking the Garden. The Dining Room also benefits from a radiator and a central ceiling light.

KITCHEN 8'8" M (2.64 M)

A newly fitted shaker style Kitchen with hardwood work surfaces including a incorporating a single drainer stainless steel sink unit with mixer tap and a built-in stainless steel oven with electric hob and extractor hood over. In one corner a door opens into a Walk-In Cupboard housing space and plumbing for a washing machine, whilst at the rear a half glazed Back Door leads out to the garden

BEDROOM 1 10'6" M (3.20 M)

with uPVC double glazed bay window to the front overlooking East Street and original Victorian cast iron fireplace and surround to one side, radiator.

BEDROOM 2 9'3" M (2.82 M)

with uPVC double glazed window to the rear overlooking the rear garden, Victorian cast iron fireplace and surround at one end, radiator.

BATHROOM

A modern Shower Room with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing a 'Mira' electric shower with wall mounted shower attachment on a riser; a pedestal wash hand basin; and a low level WC. At the front is an obscure glazed window.

OUTSIDE

From the Kitchen a concrete path leads to an outbuilding which includes a storage shed for Oakleigh. The property also benefits from access to a shared communal garden, shared with the neighbouring properties on either side.

SERVICES

Mains electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. 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 not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds). Please Note: ** Unfortunately Pets and Children will not be considered at this property due to shared & unsecured nature of the Garden **

RATES

The Tenant will be responsible for the Council Tax ~ Band B (£1,912.20 for 2025/2026)

Rent ~ £750 per calendar month, payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of five weeks rent (£865) 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 also to be paid in advance before taking occupation.

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

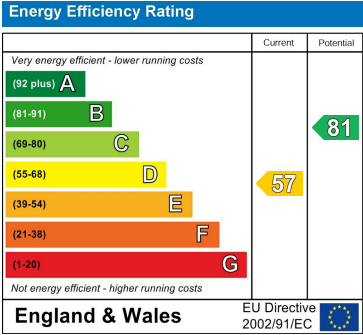
Strictly by appointment through the agent

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.