



**Courtyard Cottage South Molton Street, Chulmleigh, EX18 7BW**  
**£850 Per Calendar Month**

A beautifully presented Grade II Listed Semi-Detached CHARACTER COTTAGE conveniently situated a minutes walk from the centre of Chulmleigh offering attractive presented TWO BEDROOM AND TWO BATHROOM part furnished/unfurnished accommodation including a large Sitting/Dining Room and a well fitted Kitchen with good sized off-set WALLED 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, 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

A beautifully presented end terrace Grade II Listed cottage situated a short walk from the centre of Chulmleigh, being of traditional stone and cob construction under a slate roof with traditional multi-pane windows to the front. Internally the beautifully presented part furnished/unfurnished accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting/Dining Room, and a Kitchen/Breakfast Room whilst on the first floor there are two bedrooms and two bathrooms. Courtyard Cottage benefits from all the character and charm one would expect from a property of this style and era including traditional exposed stone fireplaces, beamed ceilings and original doors whilst modern additions include central heating, an attractive fitted Kitchen and

## ENTRANCE

From South Molton Street, the original Front Door opens into the

## ENTRANCE HALL

with electric meters and fuse boxes to one side, part panelled walls and door to the

## SITTING ROOM

A light and spacious room with two multi-pane windows to the front and a fully glazed multi-pane door also to the front, all allowing good natural light. At the rear of the room there is the original exposed stone fireplace with slate hearth and wooden mantle over (currently not in use) whilst at the end of the room is a further fireplace recess (also not in use) with a raised hearth and inset heavy beam over. The Sitting Room also benefits from a built-in storage cupboard in one corner, two radiators, wooden panelling under the window, three double wall lights and a wide archway into the

## KITCHEN

A galley style kitchen with two windows to the rear and fitted with a range of matching oak fronted units along one wall set under a laminate work surface with tiled splash backs including and incorporating a single drainer stainless sink unit with mixer tap and dish washer below. The Kitchen also benefits from a freestanding Zanussi double oven and hob, a range of matching wall cupboards, inset ceiling down lighting, a radiator, a feature exposed stone wall and tongue and groove panelling. At one end stairs lead to the First Floor Landing with understairs storage space and recess to one side providing space and plumbing for a washing machine and space and point for fridge freezer.

## FIRST FLOOR LANDING

From the Kitchen, easy turn open tread stairs with hand rail and balustrade to one side lead to the First Floor Landing with doors to the Bedrooms and the Bathroom, window to one side, radiator and smoke alarm.

## BATHROOM

A good sized Bathroom with part panelled walls and matching white suite comprising a panel bath with tiled splash backs; a low level WC; and a pedestal wash hand basin. The bathroom also benefits from inset ceiling down lighting, an extractor fan and a Velux window allowing good natural light.

## BEDROOM 1

Another double bedroom with window to the front overlooking South Molton Street with radiator below, original Victorian fireplace, and a built-in wardrobe fitted with hanging rail. On one side a door opens into the

## EN-SUITE SHOWER ROOM

with part panelled walls and matching white suite comprising a walk-in shower cubicle housing a stainless steel mixer shower with extractor fan and inset light over, and glazed shower screen to one side; a pedestal wash hand basin; and a low level WC. The Bathroom is finished with a heated towel rail, obscure glazed window to the side and inset ceiling downlighter.

## BEDROOM 2

Another double bedroom with window to the front with radiator below.

## OUTSIDE

From South Molton Street the neighbouring driveway, over which Courtyard Cottage has a pedestrian right of way, gives access to a wooden pedestrian gate into a walled courtyard which is completely private, creating a lovely Summer seating area and an ideal site for flower pots and planters. Please note that there is no direct access from the house out to the Courtyard. Parking is on-street parking only, no permit required.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.

Satellite available via Sky.

Superfast Broadband (provided by BT) is 80 Mbps.

Mobile Phone coverage by EE, Vodafone and 02.

(all info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band \*\* - £1,912.20.p.a. for 2025/26

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

The Landlord may consider accepting either one small, well behaved dog or a cat. Please note the Courtyard is offset and there is no rear access into the property.

Parking is on-street only, no permits required.

## RATES

The Tenant will be responsible for the Council Tax ~ Band B

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

Deposit ~ £980 (equal to five weeks' rent)

In-Going Costs ~ One months' rent in advance plus the Deposit 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.

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.

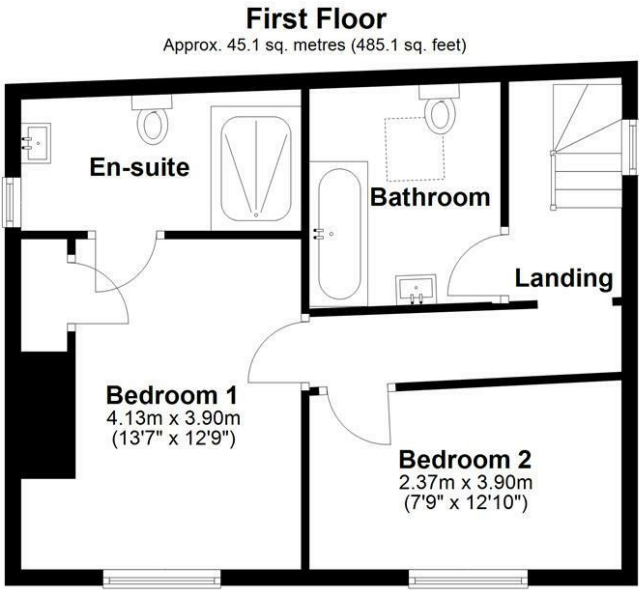
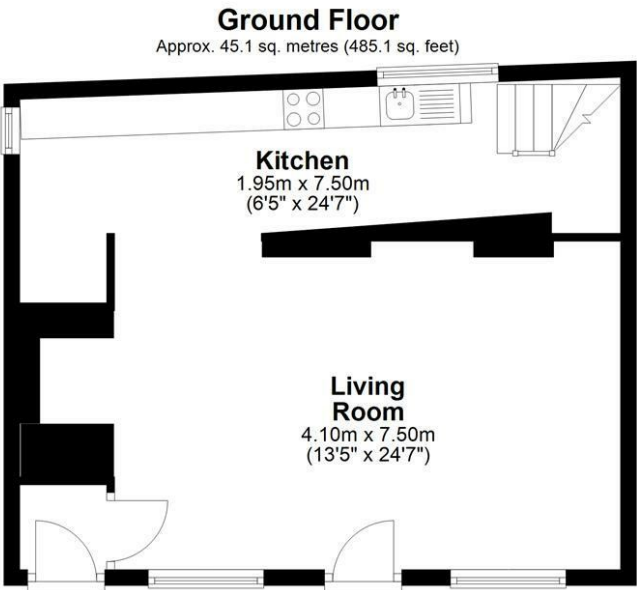
## VIEWING & DIRECTIONS

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 - uncouth.splashes.billiard

Floor Plan



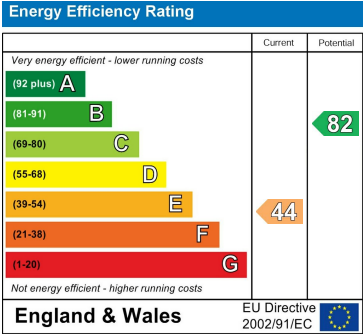
Total area: approx. 90.1 sq. metres (970.2 sq. feet)  
Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

Courtyard Cottage

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.