



**2 Moortown, Chulmleigh, EX18 7EU**  
**£695 Per Calendar Month**

A most attractive MID TERRACE BARN CONVERSION offering imaginative reverse level ONE BEDROOM accommodation with a feature first floor open plan Kitchen/Living Area, a pretty enclosed south facing GARDEN allowing lovely wooded valley views, and off-road parking for one car.



## SITUATION (CHAWLEIGH)

Moortown is situated approximately one mile from Chawleigh is a small Mid Devon village situated approximately one mile from the A377 Exeter/Barnstaple main road. Local facilities include a village shop, a children's nursery, a Church, a dog groomers and a local pub. A wider range of facilities can be found at Chulmleigh, approximately 1 ½ miles to the west, including a shop, post office, a delicatessen, a hairdresser, a garage, two local pubs, an Indian restaurant, a Church, a primary school, a secondary school and a community run Sports Centre. The larger market town of Crediton lies approximately eight miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton, and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, 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 an hours drive.

## DESCRIPTION

2 Moortown is an attractive mid terrace reverse-level Barn Conversion offering comfortable, imaginative and beautifully presented one bedroom accommodation overlooking a large landscaped quadrangle Courtyard Garden. The property stands among a small group of similar properties that were converted approximately thirty years ago and is of traditional stone construction under a slate tiled roof with part rendered and part colour washed elevations and multi-pane wood windows throughout. 2 Moortown has been sympathetically converted and retains many of its character features including a most attractive vaulted ceiling with exposed roof timbers and 'A' frame in the Kitchen/Living Area on the first floor. Internally the accommodation is imaginatively presented throughout with a double bedroom and a well appointed Shower Room on the ground floor, and a good sized open plan Kitchen/Living Area on the first floor. Outside the property overlooks the shared

Courtyard Garden to the front whilst to the rear there is an enclosed garden which is partially cobbled with a central shrub bed and allows lovely rural wooded valley views across the adjoining countryside. The property also benefits from a useful Studio/Outbuilding with light and power connected and nearby is dedicated parking for one car.

## ENTRANCE

From the shared courtyard a paved path leads to a fully glazed Front Door opening into the

## ENTRANCE HALL

with door and step down to the Bedroom, door into the Bathroom and stairs leading to the First Floor. On one side there is coat hanging space and smoke alarm.

## BATHROOM

with fully tiled walls and matching white suite comprising a fully tiled corner shower unit with thermostatically controlled shower with glazed shower screen to one side; low level WC; and a pedestal wash hand basin with stainless steel tap, mirror fronted medicine cabinet over, shaver point and heated towel rail to one side. The Bathroom is finished with an attractive laminate floor, obscure glazed window to one side and a central ceiling light.

## BEDROOM

A lovely double Bedroom with window to the front with window seat below overlooking the garden. On one side a door opens into a useful understairs storage cupboard, fitted with hanging rail and the electric fuse box to one side. In one corner is a little painted wooden seat with cupboard to one side and fully glazed back door with matching glazed panel to one side overlooking and leading out to the garden. The Bedroom also benefits from a wall mounted heater, beamed ceiling and three wall lights.

## OPEN PLAN KITCHEN/LIVING ROOM

Returning to the Entrance Hall stairs with wooden hand rail to one side lead up to the open plan Kitchen/Living Area which is a super feature character room being dual aspect with full length window to the front overlooking the courtyard and traditional multi-pane window to the rear and allowing lovely views over the adjoining countryside, with painted wooden sill below. The Living Area also benefits from a feature vaulted ceiling with exposed 'A' frame and ceiling beams. In one corner is a Kitchen fitted with a range of matching units to two sides under a roll top work surface with tiled splashbacks, including and incorporating a one and a half bowl single drainer sink unit with mixer tap, set below a window to the front overlooking the garden, with integrated fridge to one side. On one side is a stainless steel cooker with inset four ring

hob and extractor fan over set between a range of matching wall units. The Kitchen also benefits from space and plumbing for a washing machine, electric cooker point and on one side there is a breakfast bar. Beyond the Kitchen, there is a lovely Seating Area with TV point to one side, night storage heater, whilst in one corner is a further seating area overlooking the courtyard garden.

## OUTSIDE

The Cottage is approached via the shared central courtyard and a paved path with gravelled area to the front, creating an ideal site for flower pots and planters. At the rear of the property there is a pretty walled garden which is mainly paved with a central bed planted with an array of shrubs and plants. There is a cobbled pathway down to one side leading to a wooden pedestrian gate which leads onto a shared drive leading up to the parking area.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and private (shared) bore hole drainage. Satellite available via Sky. Broadband speed is \*\* Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band A - To Be Assessed.

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

The Landlord may consider one pet - either one small, well behaved dog or a cat.

## RATES

The Tenant will be responsible for the Council Tax ~ To Be Assessed

Rent ~ £695.00 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

'Smart search' 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.

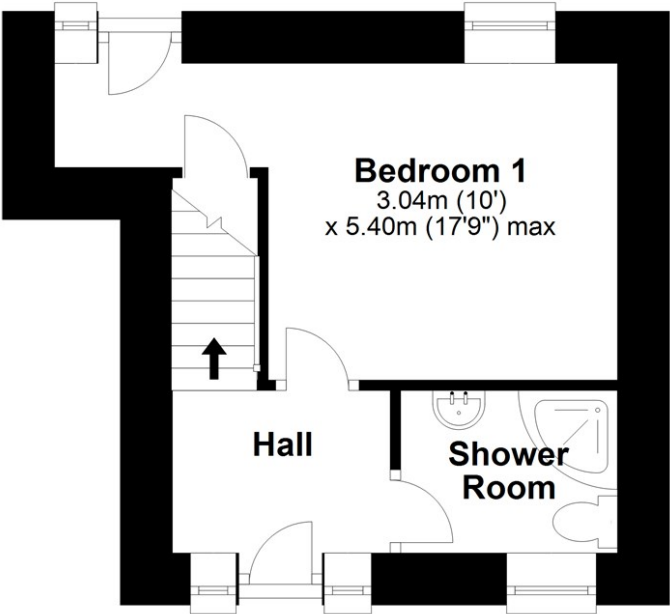
For sat nav purposes - please use the property address or postcode.

What3words - [tidal.meanwhile.rigid](https://www.what3words.com/)

Floor Plan

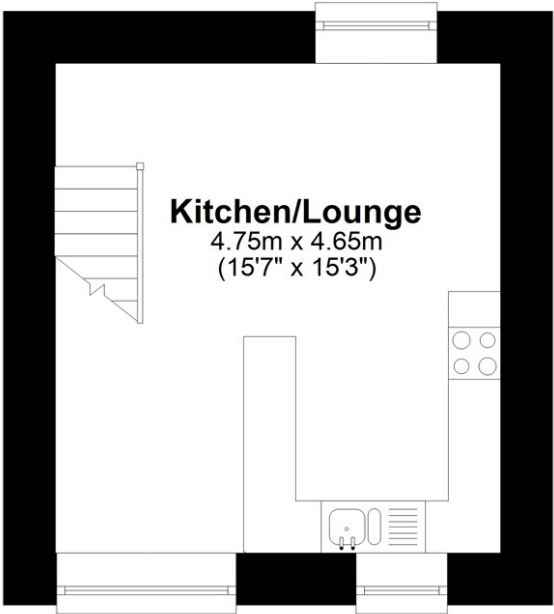
Ground Floor

Approx. 21.2 sq. metres (228.1 sq. feet)



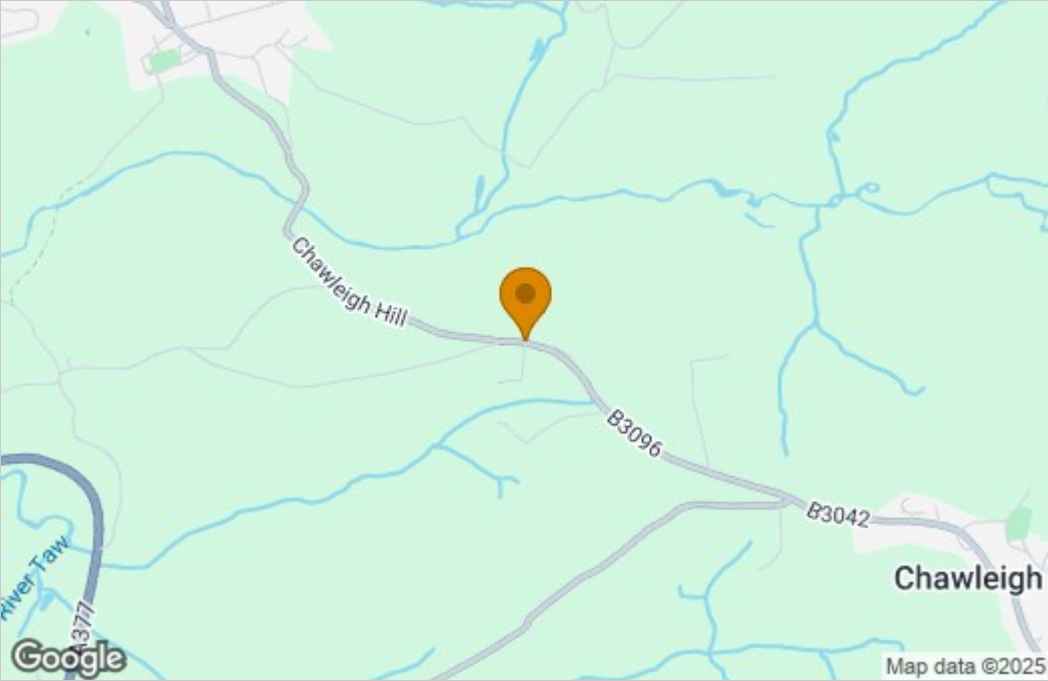
First Floor

Approx. 22.1 sq. metres (237.7 sq. feet)

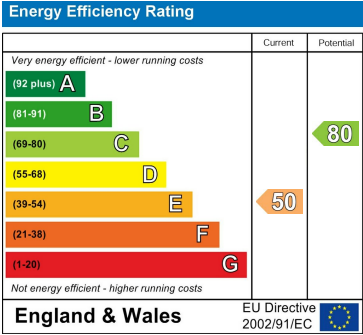


Total area: approx. 43.3 sq. metres (465.9 sq. feet)  
**2 Moortown**

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.