



**Flat 2 5 South Molton Street, Chulmleigh, EX18 7BW**  
**£500 PCM**

A well presented FIRST FLOOR FLAT offering ONE BEDROOM accommodation with open plan Kitchen/Living Room. Double Glazed and Electric Heating. Available from 14th March 2025.

## 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 well presented FIRST FLOOR FLAT conveniently situated for the centre of the village offering comfortable ONE BEDROOM accommodation with open plan and modern Kitchen/Living Room and a well fitted Shower Room. The property also benefits from double glazing and electric heating. Available from 14th March 2025. Strictly no pets, as this is a first floor flat with no outside space

## ENTRANCE

From South Molton Street a heavy wooden Front Door opens into the Communal Entrance Hall with tiled floor, alarm panel to one side, and stairs leading to the First Floor Landing with heavy wooden fire door opening into the Flat

## OPEN PLAN KITCHEN/LIVING ROOM

An open plan living area with a fitted kitchen to one

side including a range of matching modern fitted units under a roll top work surface with tiled splash backs incorporating an inset single drainer stainless steel sink unit, a built in electric cooker with inset four ring hob and space and plumbing for a washing machine. At the other end of the room is a Living Area with a window to the front over looking South Molton Street, a TV and telephone point and an electric heater. On one side a door opens into the

## BEDROOM

A small double bedroom with painted wood double glazed window to the front with painted wood sill, laminate flooring, smoke alarm, central ceiling light and electric panel heater. On one side is the Airing Cupboard housing the factory lagged 'Tornado' hot water cylinder with electric immersion heater and hanging rail and shelf to one side. At the rear a door opens into the

## SHOWER ROOM

with half tiled walls and matching white suite comprising a fully tiled shower cubicle housing a stainless steel thermostatically controlled shower with wall mounted shower attachment on a riser and sliding glazed shower screen to one side; a wall mounted wash hand basin with stainless steel mixer tap, and a low level WC. Heated towel rail, ceramic tiled floor, extractor fan and central ceiling light

## SERVICES

Mains electricity, mains water and mains drainage. Electric heating. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property. Ultrafast Broadband available via Openreach and Airband - 900 Mbps highest download. Limited voice and data coverage across all mobile networks (all info taken from Ofcom checker).

## 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: STRICTLY NO PETS, AS THIS IS A FIRST FLOOR FLAT WITH NO OUTSIDE SPACE

## RATES

The Tenant will be responsible for the Council Tax ~ Band A (£1,567.16 p.a. for 2024/2025)

Rent ~ £500 per calendar month, payable in advance by Banker's standing order.

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

### **APPLICATION DETAILS**

We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

### **VIEWINGS**

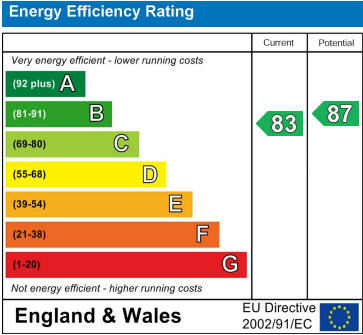
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

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.