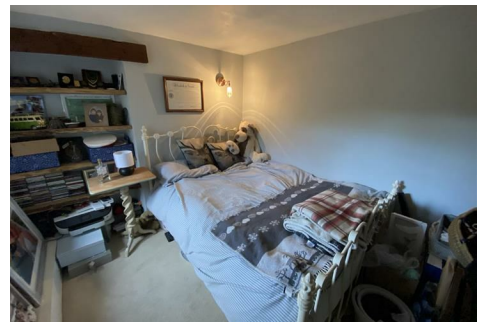




7 Moortown, Chulmleigh, EX18 7EU

£800 PCM

A mid terrace reverse level BARN CONVERSION situated in a quiet semi rural location between Chawleigh and Chulmleigh offering well presented TWO BEDROOM UNFURNISHED ACCOMMODATION including a super First Floor Open Plan Kitchen Living Area with a wood burner plus a MANAGEABLE PAVED GARDEN and dedicated OFF-ROAD PARKING for one car.
AVAILABLE from the 1st August 2025

SITUATION

Moortown is situated approximately 1 mile from Chawleigh 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 hairdressers and a local pub. A wider range of facilities can be found at Chulmleigh, approximately 1 ½ miles to the west, including a post office, a delicatessen, a Central convenience store, 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 Devon's scenic and rugged coastline, being approximately an hours drive.

DESCRIPTION

7 Moortown is a pretty mid terrace reverse-level Barn Conversion offering comfortable, imaginative and beautifully presented two bedroom unfurnished accommodation overlooking a large landscaped quadrangle Courtyard Garden. The property stands among a small group of similar properties that were converted approximately twenty five years ago and is of traditional stone construction under a slate tiled roof with uPVC double glazed windows throughout. 7 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 attractively presented throughout with two double bedrooms and a well appointed Bathroom on the ground floor, and a good sized open plan Kitchen/Living Area on the first floor. Outside and to the front of the property there is a manageable

enclosed Garden which in turn overlooks the shared quadrangle Garden. The property also benefits from nearby dedicated parking.

ENTRANCE HALL

From the front garden, a heavy wooden Front Door with glazed panel to one side opens into the Entrance Hall with doors off to both bedrooms and the bathroom, easy turn stairs leading to the First Floor, ceramic tiled floor, useful under-stairs storage area and ample coat hanging space.

BEDROOM 1

A double bedroom with window to the front overlooking the Garden, electric panel heater and recessed wardrobe to one side with hanging rail and storage shelving.

BEDROOM 2

Another double bedroom with window to the rear, electric panel heater, range of storage shelving to one side and a built-in wardrobe in one corner.

BATHROOM

with part painted pine panel walls and matching white suite comprising a panel bath with tiled splash backs, stainless steel mixer tap with wall mounted shower attachment on a riser, and glazed shower screen to one side; low level WC set below a window to the front, and a pedestal wash hand basin also with tiled splash backs and storage shelving to one side.

FIRST FLOOR LIVING AREA

Returning to the Entrance Hall, easy turn stairs lead to the First Floor Open Plan Kitchen/Living/Dining Area with vaulted ceiling with exposed A Frames and windows to the front and rear both allowing views across open farmland. In one corner there is a range of bespoke pine units to three sides under a granite work surface with tiled splash backs including and incorporating a Belfast Sink with mixer tap and space and plumbing for a washing machine to one side. On one side there is a freestanding electric cooker with extractor hood over, set between a range of matching wall units, whilst on the opposite side there is a peninsular breakfast bar with storage below set below a granite worksurface. The Kitchen also benefits from space and point for a fridge freezer and a full length built-in cupboard to one side housing the hot and cold water tanks with electric immersion heater. Beyond the Kitchen there is a small Dining Area and a larger Living Area with newly installed wood burner to one side set on a slate plinth. The room is finished with laminate wood effect flooring, TV point, and feature exposed stone wall.

OUTSIDE

To the front of the property is a small but attractive enclosed garden which is paved with a wooden

picket fence to the front, creating a lovely south facing Summer Seating area. 7 Moortown also benefits from dedicated off-road parking for one car.

SERVICES

Mains electricity, mains water and private drainage. 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: Pets by arrangement.

RATES

The Tenant will be responsible for the Council Tax ~ Band B (£1,767.20 for 2023/24)

Rent ~ £800 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

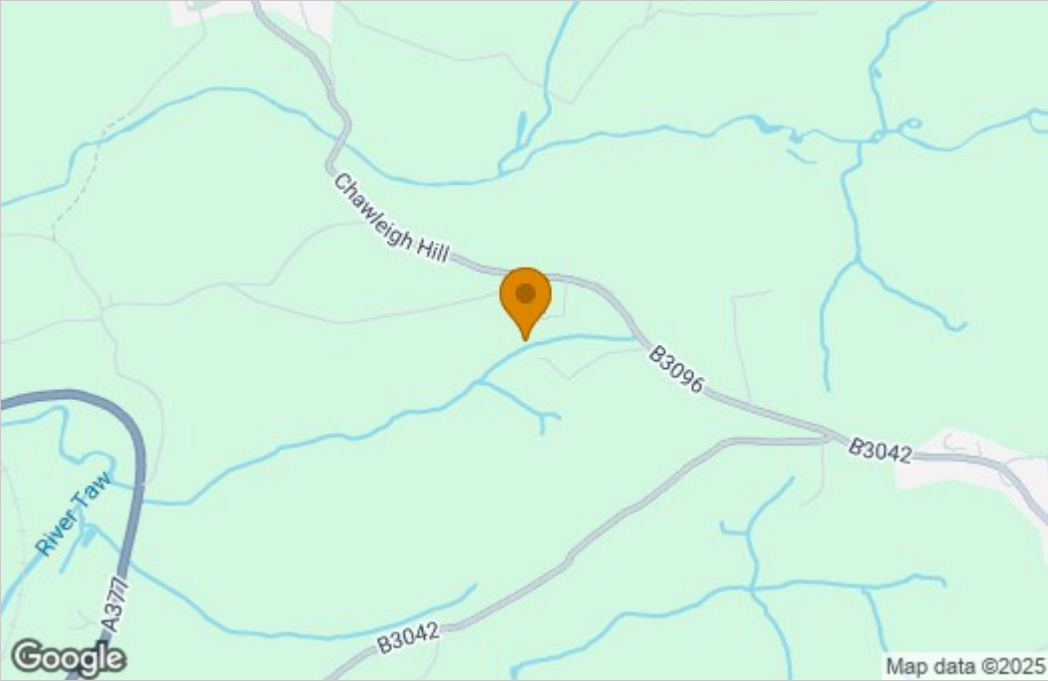
We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' 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.

VIEWING

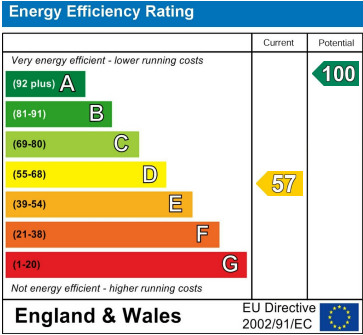
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

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.