



**Rosemont Cottage , Chulmleigh, EX18 7HG**  
**£750 PCM**

A well presented SEMI-DETACHED STONE BUILT COTTAGE situated in the centre of the village offering ONE/TWO BEDROOM UNFURNISHED ACCOMMODATION with electric heating, modern Kitchen and Bathroom suite and Woodburner with a REAR COURTYARD. Available Now

## SITUATION (CHAWLEIGH)

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 hairdressers 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

Rosemont Cottage is a most attractive semi-detached stone built village cottage with a lovely exposed stone elevation to the front, with traditional brick quoin windows and a red brick Storm Porch, and rendered and colour washed elevations to the side and rear, all under a tiled roof. There is a single storey addition to the rear, again of rendered and colour washed construction under a single pitch tiled roof, and comprising the Kitchen, and Shower Room. The cottage dates back to Victorian times and retains much of the charm and character of that era, although now benefits from modern additions including quality uPVC double glazed window units, Dimplex Quantum heating throughout, and is beautifully decorated throughout. There is also a very nicely fitted galley-style kitchen and a most attractive tiled fireplace in the sitting room housing a woodburning stove. The property also benefits from a secluded Courtyard Garden to the rear.

## ENTRANCE

From the road a small tarmac pull-in, with space to park a small car, gives way to the Storm Porch being open fronted with a tiled floor and tiled seat on either side, under a vaulted ceiling with exposed timbers and an outside light. The heavy front door with brass door furniture opens into the

## SITTING ROOM

A delightful character room with window to the front and a most attractive tiled fireplace to the side, with a brick hearth and brick arch over housing a multi-fuel stove. To one side is what was once a bread oven with a display light fitted, whilst on the other side of the fireplace is a small recess. In the far corner of the Sitting Room are two strip-pine board doors with matching panelling which enclose the stairs, below which is a useful Understairs Storage Cupboard. High level built-in cupboard housing electric meters & fuse boxes, TV and telephone points. At the far end of the room, a doorway gives access to the

## KITCHEN

A compact 'galley-style' Kitchen, beautifully fitted with a range of matching modern units on both sides, including and incorporating a single drainer sink unit with mixer tap, built-in electric oven, inset hob, space and plumbing for a washing machine and space for fridge. On one side there is a window to the rear and a half glazed Back Door overlooking and leading out to the Courtyard Garden, whilst at one end a further door leads into the Shower Room.

## SHOWER ROOM

A compact Shower Room with a matching white suite comprising a fully boarded shower cubicle housing an electric shower with glazed shower screen to one side; a pedestal wash hand basin set below the deep window sill and a uPVC obscure glass double glazed window to the side, and a low level WC. Radiator and extractor fan.

## LANDING/BEDROOM 2

Returning to the Sitting Room, steep turning stairs with handrails on one side, lead up and into the Landing/Bedroom 2 with a window enjoys lovely views over the neighbouring garden to far-reaching open farmland views beyond. At the top of the stairs a tongue & groove board door opens to

## BEDROOM 1

including a full width curtained wardrobe with clothes hanging rail and storage shelf over at the far end of the room, plus the Airing Cupboard at the other end. An attractive Bedroom with window to the front with a deep display sill. Hatch to roof space which is fully insulated and has a light connected. On one side of the Bedroom is a pine panelled Airing Cupboard housing a factory lagged hot water cylinder with an electric immersion heater and a good range of slatted shelving to the side and over.

## OUTSIDE

To the front of Rosemont Cottage is a tarmac pull-in with space to park one car. To the rear of the cottage, accessed via the Kitchen, is a small but very useful Courtyard allowing space for tubs and plant pots, with an outside light.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Satellite available via Sky. Broadband speed is Basic 7 Mbps and Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band A - £1,663.86 p.a. for 2025/26

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

## INITIAL COSTS

Rent ~ £750 per calendar month  
Deposit - £865 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

## 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) - This changes on 01.05.26 as per Renters Rights Act, where all tenancies will become twelve month periodic tenancies.

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.

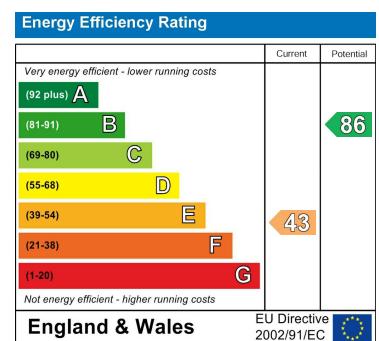
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## Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.