



Ramillies South Molton Street, Chulmleigh, EX18 7BW
£1,400 Per Calendar Month

An attractively presented semi-detached Victorian house, conveniently situated near the centre of Chulmleigh offering WELL LAID OUT AND SPACIOUS FOUR BEDROOM UNFURNISHED ACCOMMODATION with double glazing and oil fired central heating, manageable GARDEN with OFF-ROAD PARKING FOR TWO CARS, and a WORKSHOP.

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 butcher, 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

Ramillies is a well presented semi-detached Victorian town house conveniently situated for the centre of Chulmleigh within walking distance of the school, the doctors and the dentist. The property was fully renovated in 2022 to create stunning light and spacious rooms, that are fully insulated to bring it in line with more efficient energy ratings, installing a new oil fired central heating system, refitting the Kitchen and Bathroom suites, as well as re-plastering, re-decorating and re-carpeting throughout. Internally the tastefully decorated unfurnished accommodation is arranged over two floors and briefly comprises a Kitchen/Dining Room, a large Sitting Room, a Study and a useful Utility Room, whilst on the first floor there is a very large Master Bedroom with En-Suite Shower Room, three further bedrooms, and a family Bathroom. The house also benefits from uPVC double glazed

windows and doors throughout and oak internal doors. Outside and to the front of the property there is off road parking for two cars providing pedestrian access to a Workshop. Beyond the parking area, there is a manageable raised garden which is mainly laid to lawn, bordered by wooden panel fencing with the oil tank in the corner.

ENTRANCE

From the parking area, a fully uPVC double glazed Front Door opens into the

KITCHEN/DINING ROOM

A super triple aspect room with windows to the front, side and rear allowing an abundance of natural light and a range of matching grey shaker style units to two and a half sides under a laminate worksurface with matching upstand including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below the window to the rear with integrated dish washer below. On one side there is a freestanding 'Cuisine Master' stainless steel range cooker with double oven, grill, warming drawer and five ring ceramic hob with stainless steel extractor fan over. The Kitchen also benefits from a range of matching wall units, an integrated fridge, inset ceiling down lighting and a radiator at one end. The dining space is large enough to easily accommodate a six seater dining table with fireplace recess to one side, further downlighting, radiator, central heating control panel, cupboard housing the electric meters and fuse boxes, stained oak door to the Rear Hall and step up to the

SITTING ROOM

Another light and spacious room with two windows to the front both with radiators below, inset down lighting on a dimmer switch, smoke alarm, central heating thermostat, and TV point. At the rear a stained oak door opens into the

STUDY

with two windows to the rear, inset ceiling down lighting, telephone point and radiator.

REAR HALL

Returning to the Kitchen, a stained oak door leads into the Rear Hall with stairs leading to the First Floor Landing, half glazed Back Door leading outside, window to the rear and door to the Utility Room. The hall also benefits from a useful under-stairs storage cupboard housing the 'Grant' oil fired boiler providing domestic hot water and servicing the radiators.

UTILITY ROOM

A useful addition fitted with a single drainer stainless steel sink unit with mixer tap set into a laminate work surface with cupboard below and space and plumbing for a washing machine to one side. The

Utility Room also benefits from a low level WC, a window to the rear, extractor fan and inset ceiling down lighting.

FIRST FLOOR LANDING

From the Rear Hall, easy turn stairs with window to the rear lead to the First Floor Landing with stained oak doors off to all principal rooms, hatch to roof space, central heating thermostat and inset ceiling down lighting.

MASTER BEDROOM

A very large double bedroom with windows to the front overlooking the garden allowing an abundance of natural light, both with radiators below, inset ceiling down lighting, TV point and stained oak door into the

EN-SUITE SHOWER ROOM

fitted with a matching white suite comprising a corner shower cubicle fitted with stainless steel mixer shower with glazed shower screen to one side; a low level WC; and a built-in vanity unit with tiled splash backs, stainless steel mixer tap and cupboard below. The En-suite also benefits from a heated towel rail, inset ceiling down lighting, extractor fan and window to the rear.

BEDROOM 2

A double bedroom with window to the front, inset ceiling down lighting, and radiator.

BEDROOM 3

A dual aspect room with windows to the front and side allowing an abundance of natural light and roof top views over Chulmleigh with glimpses of open countryside in the distance. The bedroom also benefits from a radiator and inset ceiling down lighting.

BEDROOM 4

A dual aspect room with windows to the side and rear allowing an abundance of natural light, radiator and inset ceiling down lighting.

BATHROOM

fitted with a matching white suite comprising a panel shower/bath with tiled splashbacks, stainless steel mixer shower over and glazed shower screen to one side; a built-in vanity unit with stainless steel mixer tap, tiled splash backs and cupboard below; and low level WC. The Bathroom also benefits from two windows to the rear, chrome ladder towel rail, extractor fan and inset ceiling down lighting.

OUTSIDE

From South Molton Street, a concrete path and gravel drive providing enough space for two cars allows access to the Front Door. (Agents Note: There is a pedestrian right of way along the concrete path for the neighbouring property, Cobbles End, to access their Front Door.) From the

drive a wooden pedestrian door gives access to the rear of the Workshop, being of stone and block construction under a pitched roof with light and power connected. Beyond the parking area, stone steps lead up to the manageable level garden which is mainly laid to lawn and bordered by wooden panel fencing with the oil tank in the corner. At the rear of the house there is a narrow gravelled area which gives access to the Back Door into the Rear Hall.

VIEWINGS

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

SERVICES & COUNCIL TAX

Mains electricity, mains water and main drainage. Oil fired boiler providing domestic hot water and servicing radiators.

Satellite available via Sky.

Broadband speed is Basic 18 Mbps and Superfast 78 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 C - £2,185.36.p.a. for 2025/26

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

Pets / Children - By arrangement, but please note the garden is not secure with direct, open access to South Molton Street, so may not be suitable for young children or dogs/cats.

RATES

The Tenant will be responsible for the Council Tax ~ Band C - £2,185.36.p.a. for 2025/26

Rent ~ £1,400 per calendar month, payable in advance by Standing Order

Deposit - £1,615 (equivalent 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.

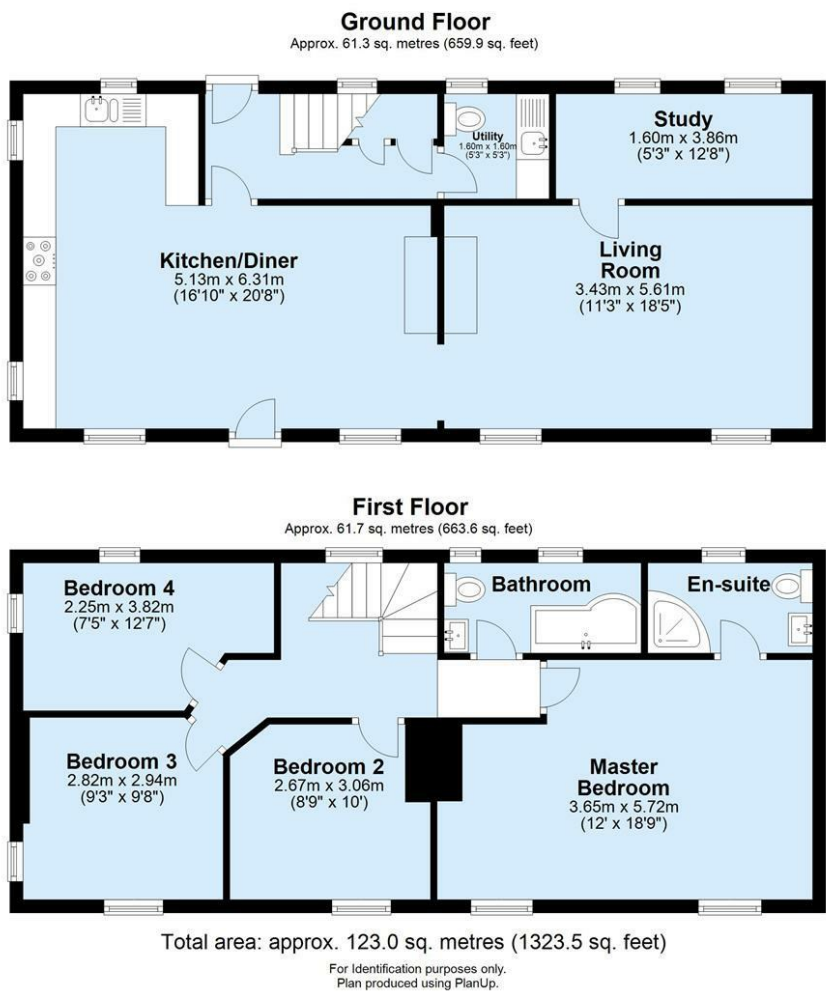
VIEWING & DIRECTIONS

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 - [unopposed.eternally.reassured](#)

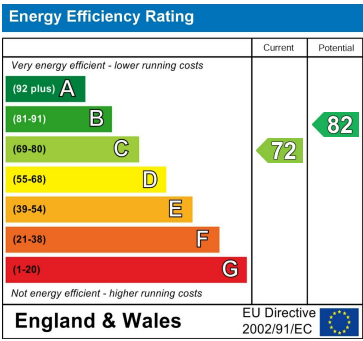
Floor Plan



Area Map



Energy Efficiency Graph



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