



28 Langley View, Chulmleigh, EX18 7BQ

£750 PCM

A modern FIRST FLOOR FLAT situated in a quiet cul-de-sac of similar properties on the outskirts of Chulmleigh offering well appointed TWO BEDROOM UNFURNISHED ACCOMMODATION with an Open-Plan Kitchen Living Area and a modern Bathroom, benefitting from double glazing and electric heating.

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, newsagents, hardware store etc, along with both a primary and secondary school/community college, health centre, Post Office, bank, church, library, three public houses 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 be easily accessed at South Molton.

DESCRIPTION

28 Langley View is an attractively presented semi-detached modern village flat offering well laid out two bedroom unfurnished accommodation, situated in a convenient but quiet location near the centre of Chulmleigh. The flat benefits from all the usual modern day refinements including a well appointed Kitchen with stainless steel cooker, a modern Bathroom suite, uPVC double glazed window and door units throughout along with electric night storage heating and wall panels. There is access to a small (unsecured) communal garden, plus one (unallocated) car parking space in a shared parking area.

ENTRANCE

From the quiet cul-de-sac, a Front Door opens into a Shared Entrance Hall with stairs to the Front Door of the Flat.

FLAT ENTRANCE HALL

with doors off to all rooms, ceiling lights, smoke alarm. On one side there is an Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater.

OPEN PLAN LIVING AREA WITH KITCHEN 21'10" x 9'11" (6.65 x 3.02)

with a window to the front overlooking the cul-de-sac, four inset ceiling spotlights, TV and telephone point. Kitchen Area with a range of matching modern fitted units to two sides under a granite effect roll-top work surface with tiled splash backs, space and plumbing for a washer/dryer and a dishwasher, a stainless steel single oven and grill with matching inset four ring ceramic hob and extractor hood over, set between a range of matching wall units. On one side there is a twin bowl inset stainless steel sink unit with mixer tap set below a window to the side with tiled sill. The room is finished with a night storage heater, space and point for a fridge, electric cooker point and four inset ceiling spot lights.

BEDROOM 1 12'11" x 9'10" (3.94 x 3)

A good sized double bedroom with window overlooking the cul-de-sac, inset ceiling spotlights, TV and telephone points and wall panel heater.

BEDROOM 2 9'10" x 8'9" (3 x 2.67)

Another double bedroom with window overlooking the quiet cul-de-sac, inset ceiling spot lights and electric panel heater.

BATHROOM

with half tiled walls and fitted with a matching white suite comprising a panel bath with tiled splashbacks, stainless steel mixer tap, 'Hydromax' electric shower over and glazed shower screen to one side; low level WC and a wall mounted wash hand basin built into a vanity unit with a storage cupboard below and storage shelf to both sides. Obscure glazed window to one side with tiled sill, wall mounted fan heater, large wall mounted mirror, extractor fan, and inset ceiling spot lights.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage (Metered).

Telephone subject to BT regulations (not currently connected).

Council Tax Band B - £1,912.20.p.a. for 2025/2026
Ultrafast broadband available - highest download speed 1800 Mbps Good mobile, 4G and data coverage with EE, Vodafone, 02 and Three (info from Ofcom checker, please check suitability/connections with your own provider).

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

INITIAL COSTS

Rent - £750 per calendar month, payable in advance by standing order

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 and we will send this to you via email to complete (or we can provide a paper copy). One form is needed for every individual tenant (including guarantors, where required) aged 18+. If our Landlord approves your application, all prospective tenants, permitted occupiers and guarantors must provide 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 each relevant individual as required under the Sanctions and Anti-Money Laundering Act 2018.

Tenant (and Guarantor) details will be passed to Let Alliance to allow them to carry out financial referencing, including checking credit ratings and obtaining proof of income and references from employers and current/previous landlords.

Please Note: * This particular property is not considered to be suitable for pets (or young children) because it is a first floor flat with shared access to a small (unsecured) communal garden *

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 regarding the property, before travelling.

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

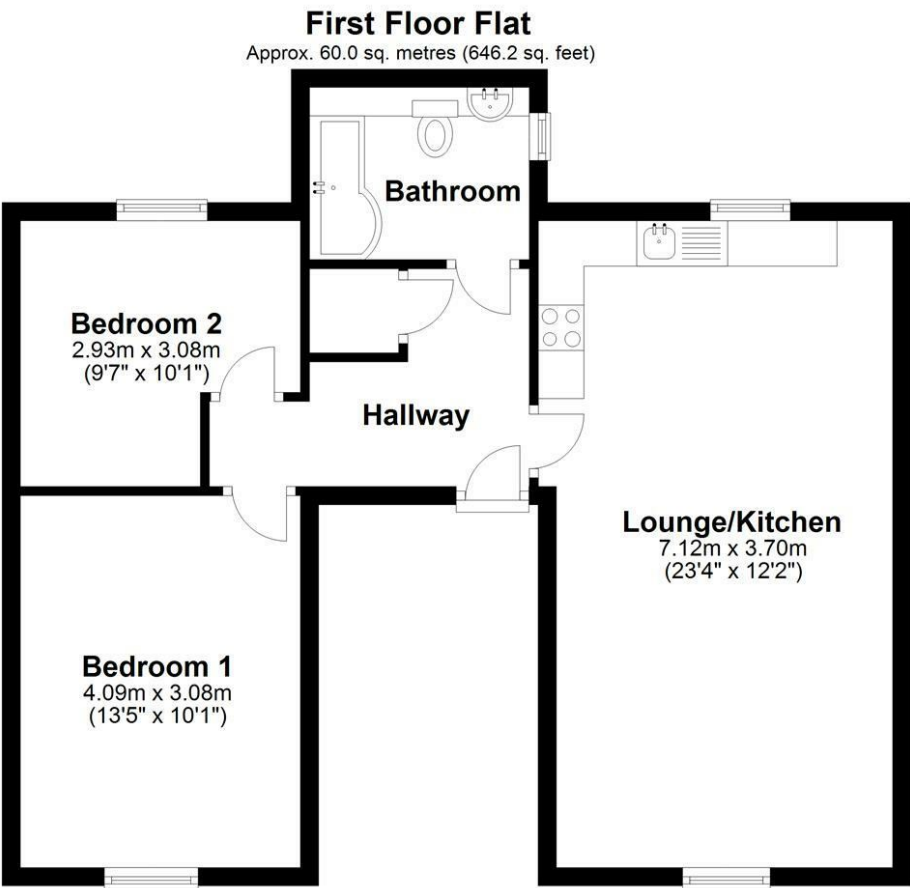
What3words - ///gains.recapture.same

DISCLAIMER

Any interested parties viewing the property do so entirely at their own risk and neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property.

These details are issued on the understanding all negotiations are conducted through The Keenor Estate Agent. They have been produced in good faith and although every reasonable care has been taken in their preparation, they must be treated as a guideline only and do not constitute any part of an offer or contract. All measurements and distances given are approximate and mention of any appliances and/or services does not guarantee they are in full and efficient working order.

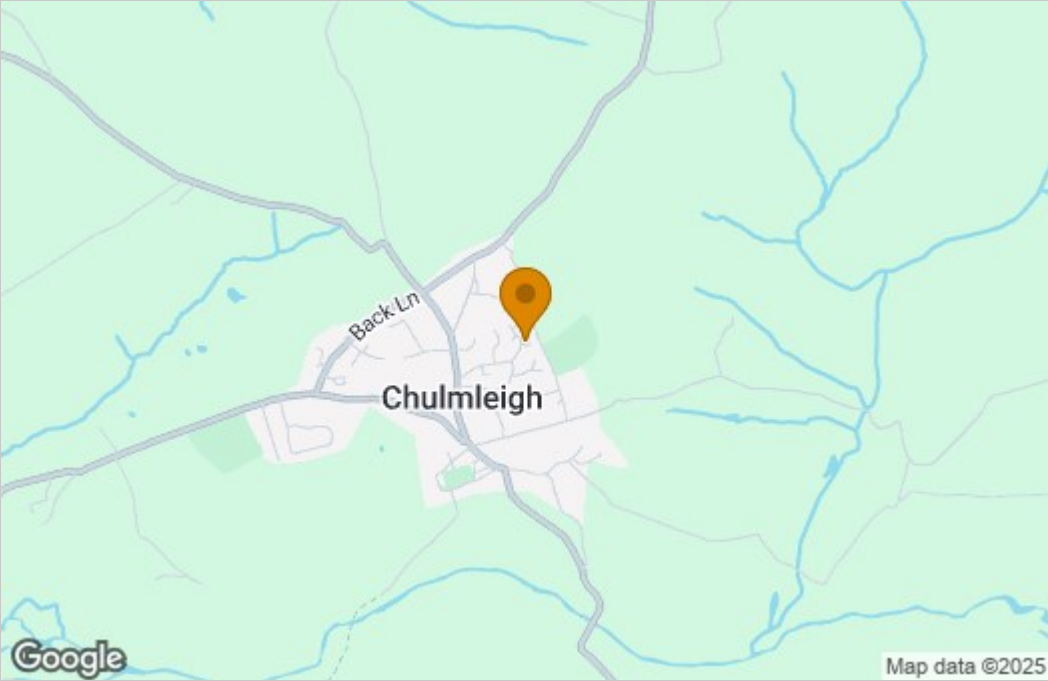
Floor Plan



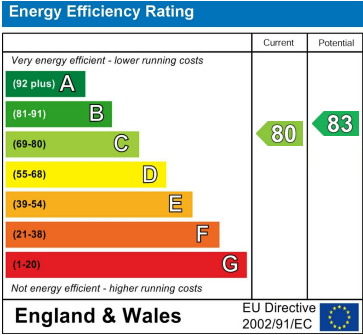
Total area: approx. 60.0 sq. metres (646.2 sq. feet)
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

28 Langley View

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.