

**The Barn , Umberleigh, EX37 9QL**  
**£1,250 Per Calendar Month**

A beautifully presented DETACHED BARN CONVERSION situated in a quiet off road location in the centre of Chittlehampton offering TWO BEDROOM AND TWO BATHROOM FURNISHED ACCOMMODATION including a SITTING ROOM, KITCHEN/DINING ROOM and a UTILITY ROOM with PARKING AND GARDEN. Available Now.



## SITUATION

Chittlehampton is a vibrant village set in the heart of rural North Devon offering local facilities including a village shop, a village Hall, a church, and 'The Bell' public house which is well known locally serving food all day, every day. The nearby market town of South Molton lies approximately 6 miles to the east and offers a more comprehensive range of facilities including a supermarket, banks, butchers, florist, coffee shops and takeaways, pubs and restaurants. Road link is via the North Devon Link Road, which can be easily 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, providing 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour drive.

## DESCRIPTION

The Barn in Chittlehampton is a really super modern Barn Conversion situated in a quiet off road location in the heart of this popular and sought after village. The beautifully presented fully furnished accommodation is arranged over two floors and briefly comprises a light and spacious Sitting Area, a well fitted modern Kitchen/Breakfast Room with high quality integrated appliances, and a separate Utility Room, whilst on the first floor there are two double Bedrooms both with modern En-Suite Shower Rooms. The Barn also benefits from fully glazed bi-fold doors at the front of the property, slate tiled floors throughout the ground floor and a feature geometrical stairs leading to the First Floor. The Barn is finished full double glazing and mains gas central heating throughout. Outside and to the front of the property there is a gated and enclosed gravel off-road parking and garden area creating a lovely Summer seating and outdoor dining space.

## ENTRANCE

From the parking area, fully glazed French doors with matching glazed overhead and side panels allowing good natural light open into the open plan

ground floor living area with a set of bespoke geometrical stairs leading to the First Floor, slate tiled floor and wide walkways to the Sitting Room and the Kitchen/Dining Room.

## SITTING ROOM

with fully glazed bi-fold doors to the front allowing good natural light and overlooking the garden, feature chalk painted end wall, wall lights, TV point and slate tiled floor.

## KITCHEN/DINING ROOM

fitted with a range of matching wall and floor units to two sides under a granite work surface with matching granite upstand, including and incorporating a ceramic Belfast sink with stainless steel mixer tap, a 'Caple' four ring ceramic hob with glazed splash back and pull out extractor fan over set between a range of matching wall cupboards, and a 'Caple' built-in eye level double oven and grill. The Kitchen also benefits from an integrated dishwasher and an integrated fridge freezer, inset ceiling down lighters and smoke alarms. At the front of the room fully glazed bifold doors allow good natural light and overlook and lead out to the garden. At one end a door opens into the Utility Room, whilst in one corner a door opens into the

## CLOAKROOM

fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with granite upstand, inset ceiling down lighting, extractor fan and slate tiled floor.

## UTILITY ROOM

set under a glazed roof and fitted with a range of matching units along one wall under a granite work surface with matching granite upstand including and incorporating an integrated washing machine and tumble dryer, and a Belfast sink with stainless steel mixer tap set below a window overlooking the garden. In one corner a further cupboard houses the mains gas boiler providing domestic hot water and servicing the under floor heating whilst at one end an oak back door with inset glass light opens out to the garden at the end. The Utility Room is finished with a slate tiled floor and coat hanging hooks.

## STAIRS AND LANDING

From the Entrance, oak geometrical stairs lead to a small half landing where they divide and lead up to symmetrical Ensuite Bedrooms

## BEDROOM 1

A double bedroom with sloping ceilings, feature chalk painted plank wall, inset ceiling down lighting, Velux window and further window at one end. In one corner there is a built-in wardrobe, whilst in the opposite corner a door opens into the

### EN-SUITE SHOWER ROOM

with part sloping ceiling and matching white suite comprising a fully boarded walk-in shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a wall mounted wash hand basin with stainless steel taps and a low level WC. The Bathroom is finished with an extractor fan, heated towel rail and inset down lighting.

### BEDROOM 2

A double bedroom with sloping ceilings, feature chalk painted plank wall, inset ceiling down lighting, Velux window and further window at one end. In one corner there is a built-in wardrobe, whilst in the opposite corner a door opens into the

### EN-SUITE SHOWER ROOM

with part sloping ceiling and matching white suite comprising a fully boarded walk-in shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a wall mounted wash hand basin with stainless steel taps and a low level WC. The Bathroom is finished with an extractor fan, heated towel rail and inset down lighting.

### OUTSIDE

From the shared drive a vehicular gate opens into the front of the Barn to a gravel parking and turning area allowing enough space for at least one car. Beyond the gravel area is a paved patio which leads to all the doors into the property and runs the full width of the house. On one side there is a raised bank which has been planted with wisteria and lavender to create a super Summer feature, whilst at one end there is a wood fired hot tub (subject to conditions)

### SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Mains gas fired Boiler providing domestic hot water and servicing the under floor heating. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 14 Mbps Superfast Broadband (provided by BT) is 79 Mbps. Mobile Phone coverage by EE, 02 and Vodafone. 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 only be granted upon successful completion of all I.D. checks, referencing, fully signed tenancy documents and receipt of cleared funds (first months' rent in advance plus the deposit) prior to an agreed move-in date. Please Note: Pets by arrangement.

### RATES

The Tenant will be responsible for the Council Tax ~ To Be Assessed

Rent ~ £1250 per calendar month, payable in advance by Standing Order

In-Going Costs ~ One months' rent in advance plus the Deposit (deposit equal to five week's rent) 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.

### APPLICATION DETAILS

All prospective tenant(s)/permitted occupier(s)/guarantors aged 18+ must complete their own application forms and provide original acceptable I.D. documents to comply with Money Laundering and Right to Rent legislation. For successful applications, a sanction check will also be conducted via Smartsearch against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018. All applications are subject to landlord approval, referencing and contract.

### VIEWING

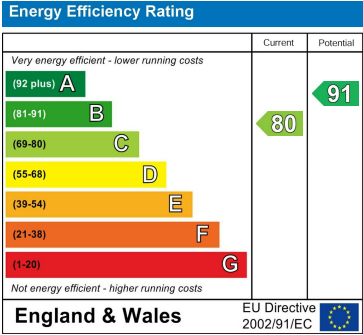
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

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.