

2 Ladywell Meadows, Chulmleigh, EX18 7DX
£850 Per Calendar Month

A newly refurbished COACH HOUSE offering exceptionally well presented TWO BEDROOM UNFURNISHED accommodation including a modern Kitchen/Sitting Room, a Bathroom and spacious Entrance Hall with DEDICATED OFF-ROAD PARKING FOR ONE CAR, SINGLE GARAGE & COURTYARD GARDEN. Available Immediately.

SITUATION (CHULMLEIGH)

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, 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

2 Ladywell Meadows is a modern detached first floor apartment/coach house situated in a quiet cul-de-sac of similar properties completed to a high standard by Devonshire Homes in 2016. The property has been designed to modern energy efficient specifications and is of insulated cavity block construction under a tiled roof with rendered and colour washed elevations, uPVC double glazing, and an air source heat pump supplying domestic hot water and servicing underfloor heating. Internally the attractively presented first floor accommodation briefly comprises a spacious ground floor Entrance Hall, a first floor Landing, an open plan Kitchen/Dining/Living Area, Two Double Bedrooms and a Bathroom, all in good condition, newly decorated and carpeted throughout. Outside the property benefits from dedicated off-road parking, an integral Single Garage, and a gravelled Courtyard to the rear.

ENTRANCE

From the front, a composite Front Door with inset glass light and Storm Canopy over opens into the

ENTRANCE HALL

A spacious Hall providing ample coat hanging space, shoe storage space and access to the Rear Courtyard via the half glazed Back Door. On one side is the service cupboard, whilst at the front a window overlooks the parking area. At the rear stairs lead to the

FIRST FLOOR LANDING

with doors off to all principal rooms, hatch to roof space and 'Velux' window allowing good natural light.

OPEN PLAN KITCHEN/BREAKFAST ROOM

A good sized room with a Kitchen Area at one end which is fitted with a range of matching modern fitted units to two sides under a laminate worksurface with matching upstand including and incorporating a one and half bowl single drainer stainless steel sink unit with mixer tap set below a window to the front with tiled sill. At one end is a built in stainless steel single oven and grill with inset four ring hob with glass splash backs and stainless steel extractor fan over. The Kitchen also benefits from space and plumbing for a washing machine, space and point for a fridge freezer, integrated 'Lamona' dishwasher, range of matching wall units, heat alarm and track of four ceiling spot lights. At the other end of the room is a Living Area large enough for two double sofas with TV point, window to the front, three Velux windows allowing good natural light and underfloor heating which extends into the Kitchen.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with chrome mixer shower over, chrome taps at one end and glazed shower screen to one side; a wall mounted wash hand basin with chrome mixer tap, mirror over and shaver point to one side; and a low level WC. The Bathroom also benefits from underfloor heating and a Velux window.

BEDROOM 1

A good sized double bedroom with window to the front, underfloor heating, built-in wardrobe and TV point.

BEDROOM 2

Another double bedroom with three Velux windows allowing good natural light, underfloor heating and TV point.

OUTSIDE

From the cul-de-sac, a tarmac drive providing dedicated off-road parking for one car gives access

to the Front Door and into the Single Garage which is situated below the flat and benefits from a concrete floor and an up and over vehicular door. At the rear of the property there is a narrow gravelled courtyard suitable for bike and bin storage.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 17 Mbps and Superfast 900 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 B - £1,912.20.p.a. for 2025/26

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

* Pets will not be accepted at this property *

RATES

The Tenant will be responsible for the Council Tax ~ Band B (2025/2026 £1,912.20)

Rent ~ £850 per calendar month, payable in advance by Standing Order

Deposit - £980 (equivalent to five weeks' rent)

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.

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.

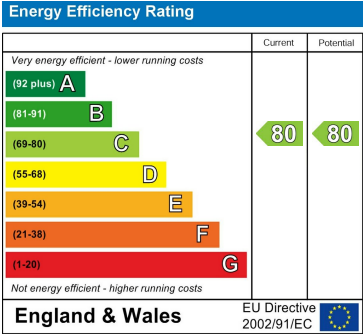
What3words - meatball.motivate.banquets

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.