



**Oakleigh East Street, Chulmleigh, EX18 7DD**  
**£750 PCM**

A spacious MID TERRACE HOUSE situated a short walk from the centre of Chulmleigh offering TWO DOUBLE BEDROOM & TWO RECEPTION ROOM unfurnished accommodation with Garden Shed and small allotment style garden (shared with neighbouring property). Property available from 16th August 2025. Unfortunately Pets and Children will not be considered for this property due to shared & unsecured Garden.

## 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, newsagent, 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

Oakleigh is substantial mid terrace Victorian town house situated a short walk from the centre of Chulmleigh offering spacious and newly decorated and refurbished two double bedroom unfurnished accommodation including a newly fitted Kitchen, a good sized Sitting Room and Dining Room and a Shower Room. The property also benefits from a newly installed air source heat pump and uPVC double glazing throughout. Outside and to the rear of the house there is access to a shared communal garden and a useful Log Store. \* Unfortunately Pets and Children will not be considered for this property due to the shared & unsecured nature of the Garden. \*

## ENTRANCE HALL

with electric meters & fuseboxes to one side, original tiled floor and half glazed door with stained glass panel opening into the

## INNER HALL

with painted wood doors to the Sitting Room and Dining Room and easy turn stairs leading to the First Floor Landing. On one side there is a useful Under-Stairs storage cupboard. Central ceiling light, and telephone point.

## SITTING ROOM 10'8" M (3.25 M)

with uPVC double glazed bay window to the front allowing good natural light and overlooking East Street. In one corner is a built-in TV stand with TV aerial in one corner, whilst in the other corner there is some further built-in shelving. The Sitting Room also benefits from a picture rail and two radiators.

## DINING ROOM 11'7" x 9'2" (3.53 x 2.79)

with uPVC double glazed window to the rear overlooking the Garden. The Dining Room also benefits from a radiator and a central ceiling light.

## KITCHEN 8'8" M (2.64 M)

A newly fitted shaker style Kitchen with hardwood work surfaces including a incorporating a single drainer stainless steel sink unit with mixer tap and a built-in stainless steel oven with electric hob and extractor hood over. In one corner a door opens into a Walk-In Cupboard housing space and plumbing for a washing machine, whilst at the rear a half glazed Back Door leads out to the garden

## BEDROOM 1 10'6" M (3.20 M)

with uPVC double glazed bay window to the front overlooking East Street and original Victorian cast iron fireplace and surround to one side, radiator.

## BEDROOM 2 9'3" M (2.82 M)

with uPVC double glazed window to the rear overlooking the rear garden, Victorian cast iron fireplace and surround at one end, radiator.

## BATHROOM

A modern Shower Room with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing a 'Mira' electric shower with wall mounted shower attachment on a riser; a pedestal wash hand basin; and a low level WC. At the front is an obscure glazed window.

## OUTSIDE

From the Kitchen a concrete path leads to an outbuilding which includes a storage shed for Oakleigh. The property also benefits from access to a shared communal garden, shared with the neighbouring properties on either side.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing radiators. Satellite available via Sky. Telephone connected subject to BT regulations. Ultrafast broadband - highest available download



speed is 900 Mbps.

Good Outdoor/Limited Indoor Mobile Phone coverage by EE, 02 and Vodaphone (all info via ofcom checker, please check suitability/connections with your own provider)

North Devon District Council Tax - Band B (£1,912.20 for 2025/2026)

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

### 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: \* Unfortunately Pets and Children will not be considered for this particular property due to the shared & unsecured nature of the 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 or postcode.

What3words - [///ethic.catchers.demotion](https://www.what3words.com/ethic.catchers.demotion)

### 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.

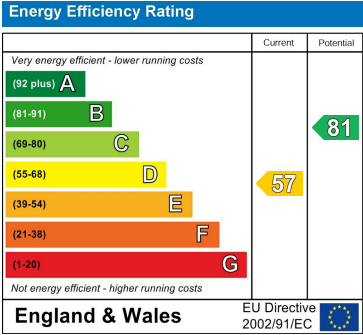
These details are issued on the understanding all negotiations are conducted through The Keenor Estate Agent. They have been produced in good faith and although every reasonable care has been taken in their preparation, they must be treated as a guideline only and do not constitute any part of an offer 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

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.