



25 Langley View, Chulmleigh, EX18 7BQ
£1,000 PCM

A modern three storey TOWN HOUSE situated in a small development of similar properties towards the outskirts of Chulmleigh offering attractively presented and adaptable THREE/FOUR BEDROOM and TWO BATHROOM unfurnished accommodation with an enclosed REAR GARDEN and PARKING FOR ONE CAR. Available from 7th March 2026.

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, hairdressers etc, along with both a primary and secondary school/community College, health centre, dental surgery, Post Office, churches, library, two public houses, 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 minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a Community run Sports Centre in Chulmleigh offering a range of sports clubs and gym facilities, Leisure Centres at 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 Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION

25 Langley View is a modern semi-detached village house situated in a cul-de-sac of similar properties towards the outskirts of Chulmleigh. The property was built in 2005 and is of modern cavity block construction under a slate tiled roof with rendered and colour washed elevations and uPVC double glazing throughout, as well as electric heating. Internally the property benefits from spacious three/four bedroom unfurnished accommodation arranged over three floors including a modern fitted Kitchen, a Sitting/Dining Room, two Bathrooms and a Cloakroom. Outside and to the rear of the property there is an enclosed garden.

ENTRANCE

From the cul-de-sac a step leads into the Shared Storm Porch with external electric meter box to one side, quarry tiled floor, inset ceiling spotlight and

door bell, giving access to half obscure glazed Front Door opening into the Entrance Hall with painted white panel doors to the Sitting Room, Kitchen and Cloakroom and Stairs leading to the First Floor Landing. Night storage heater to one side, electric fuse boxes, door bell, coved ceiling, smoke alarm and central ceiling light

KITCHEN

with a range of matching modern fitted units to three sides under a granite effect roll-top work surface with tiled splash backs, including and incorporating an integrated 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 single drainer stainless steel sink unit with mixer tap set below a window to the front with tiled sill. Space and plumbing for a washing machine, space and plumbing for a fridge, electric cooker point and four inset ceiling spot lights.

CLOAKROOM

fitted with low level WC and a pedestal wash hand basin with tiled splash backs. Two inset ceiling spot lights, coat hanging space to one side, extractor fan, security alarm pad and storage shelf over door.

SITTING ROOM

including the Under-stairs Storage Cupboard. At one end fully glazed sliding Patio Doors overlook and lead out to the Enclosed Rear Garden. Night storage heater, two central ceiling lights, TV point and coved ceiling.

FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail to one side and wall mounted wooden hand rail to the other, lead straight to the First Floor Landing with painted panel doors to the Master Bedroom and Bedroom 2. Coved ceiling, smoke alarm, stairs leading to the second floor landing and central ceiling light.

MASTER BEDROOM

A double bedroom with deep bay window to the front with painted wood sill overlooking the quiet cul-de-sac, coved ceiling, central ceiling light and TV and telephone points. In one corner a painted panel door opens into the

ENSUITE

with half tiled walls and fitted with a matching white suite comprising a fully tiled shower cubicle with 'Hydromax' electric shower and fully glazed shower screen; pedestal wash hand basin; and low level WC. Two inset ceiling spotlights, extractor fan, 'Creda' wall mounted electric wall heater, heated towel rail, shaver point and two storage shelves.

BEDROOM 2

Another double bedroom with window to the rear overlooking the garden, night storage heater to one side, central ceiling light and TV point.

SECOND FLOOR LANDING

Returning to the First Floor Landing, stairs with wooden balustrade and handrail to one side and wall mounted hand rail to the other, lead straight to the Second Floor Landing with painted panel doors to Bedrooms 3 and 4 and the Bathroom. Hatch to roof space, central ceiling light, smoke alarm and coved ceiling. Airing Cupboard housing the 'Heatrae Sadia' factory lagged hot water cylinder with electric immersion heater.

BEDROOM 3

Another double bedroom with window to the rear overlooking the garden, night storage heater, central ceiling light.

BEDROOM 4

with window to the front overlooking Langley View. Night storage heater, central ceiling light and wooden display shelf.

BATHROOM

with half tiled walls and fitted with a matching white suite comprising a panel bath with tiled splash backs and stainless steel mixer tap; a pedestal wash hand basin and a low level WC. Extractor fan, wall mounted electric heater, two inset ceiling lights.

OUTSIDE

To the rear of the house there is an enclosed garden, which is mainly gravelled with a pedestrian gate at one end leading out to the shared car parking area, and an allocated space for one car.

INITIAL COSTS

Rent ~ £1,000 per calendar month

Deposit - £1,153 (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.

SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.

Satellite available via Sky.

Ultrafast Broadband available

Limited voice and data coverage (broadband and mobile 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: Landlords are willing to accept one dog or a cat.

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) - This changes on 01.05.26 as per Renters Rights Act, where all tenancies will become twelve month periodic tenancies.

Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

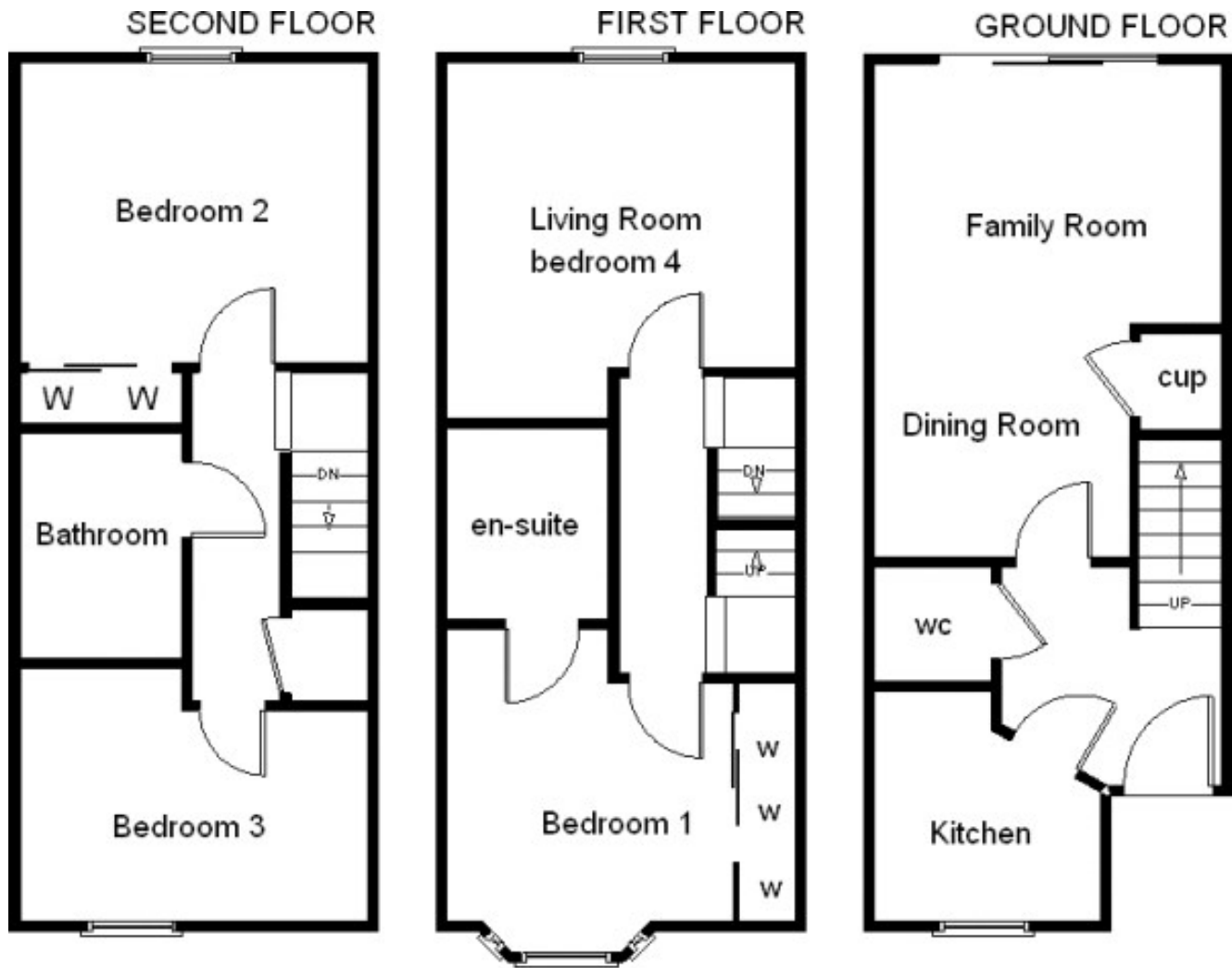
VIEWING & DIRECTIONS

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 - flipping.snowboard.airports

Floor Plan

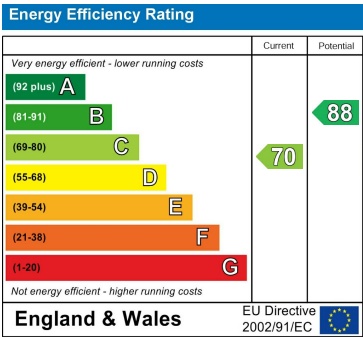


NOT TO SCALE - FOR IDENTIFICATION ONLY

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.