



**The Old School House , Chulmleigh, EX18 7QE**  
**£850 PCM**

A rurally located SEMI-DETACHED CHARACTER COTTAGE situated in a quiet village location offering spacious and well laid out THREE BEDROOM unfurnished accommodation with GARDEN and on-road parking for one car. Available Now. Unfortunately this property is not suitable for pets or children.

## SITUATION

Hollacombe is a small rural village approximately four miles from Chulmleigh and Winkleigh which both offer an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, a Church, two public houses and a primary school, as well as two restaurants and a wide range of social clubs and activities. Okehampton is twelve miles to the south and offers a more comprehensive range of shops and services including a secondary school, banks, building societies, supermarket and various recreational facilities whilst North Devon's regional centre, Barnstaple, and the cathedral city of Exeter are both approximately forty-five minutes by car. There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton and Barnstaple, nearby tennis courts and clubs, fishing in the rivers Taw and Torridge, golf courses at Chulmleigh, Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

## DESCRIPTION

The Old School is a semi-detached village house situated in a quiet semi-rural location in the centre of Hollacombe. The property is of traditional stone construction under a slate roof uPVC double glazed windows and doors throughout. Internally the property has been recently decorated throughout and offers spacious and well laid out three double bedroom unfurnished accommodation with the benefit of a good sized Sitting Room, a newly fitted Kitchen/Dining Room and a modern Bathroom. The Old School also benefits from oil-fired central heating and night storage heaters. Outside and to the front of the house there is tarmac Front Garden whilst at the rear of the property there is a good sized private garden.

## ENTRANCE

From the road a step leads up to the half glazed Front Door opens into the

## ENTRANCE PORCH

with electric meters and fuse boxes to one side and ample coat and boot storage space. At the rear a half stained glass door opens into the

## ENTRANCE HALL

with doors to Bedrooms 2, 3, the Sitting Room and Bathroom, and stairs with white wooden balustrade and handrail to one side leading to the First Floor Landing. The Entrance Hall is finished with a night storage heater and smoke alarm.

## BEDROOM 3

A dual aspect double Bedroom with windows to the front and side and night storage heater.

## BATHROOM

A newly fitted Bathroom with fully tiled walls and matching white suite comprising a panel bath with side handles and telephone style mixer shower; a pedestal wash hand basin with back lit mirror and stainless steel taps; and a low level WC. The Bathroom is finished with an obscure glazed window to one side, a 'Power flow' wall mounted heater and 8 inset down lighters.

## BEDROOM 2

Another dual aspect double Bedroom with windows to the side and rear, night storage heater.

## FIRST FLOOR LANDING

From the Entrance Hall stairs with wooden balustrade and handrail to one side lead to the First Floor Landing spacious enough for a desk with a white painted panel door to the

## MASTER BEDROOM

Another double Bedroom with a velux window to the rear, night storage heater and four wall uplighters.

## SITTING ROOM

A spacious Sitting Room with a window to the front with night storage heater below, TV and telephone points. At the rear of the room a half glazed door opens into the

## KITCHEN/DINER

A good sized Kitchen/Dining Room fitted with a range of newly fitted matching white gloss units to two sides under a roll top work surface with tiled splash backs, including and incorporating a single drainer stainless steel sink unit with mixer tap, set below a window to the rear over looking the garden. On one side is a built in 'Zanussi' single oven and grill, set below a four ring ceramic hob with extractor hood over, set between a range of matching wall cupboards. The Kitchen is finished with space and plumbing for a washing machine, space and point for a fridge/freezer, two velux windows, 9 inset ceiling down lighters and a night storage heater.

## OUTSIDE

From the road steps lead up to a good sized tarmac front garden with wide tarmac path to one side, leading to the rear garden which is mainly laid to lawn and quite private creating a super addition.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage  
Oil fired central heating providing domestic hot water and servicing radiators  
Some Night Storage Heaters  
Telephone connected subject to BT regulations  
Council Tax Band C - £2,123.83.p.a. for 2025/2026  
Standard Broadband - highest download speed 5 Mbps. Due to the very rural location of this property, there is a variable chance of getting a good mobile

signal with EE, Vodafone, Three and O2 (all info taken 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 - £850 per calendar month, payable in advance by Banker's standing order.

Deposit - £980 (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 property is not considered to be suitable for pets and children. Please contact the Agent.

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.

### **DISCLAIMER**

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constitute any part of an offer or contract. All measurements and distances given within these particulars are approximate and mention of any appliances and/or services does not imply that they are in full and efficient working order. If there are any points of particular importance that need clarifying to interested parties prior to viewing, please contact our office.

### **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.

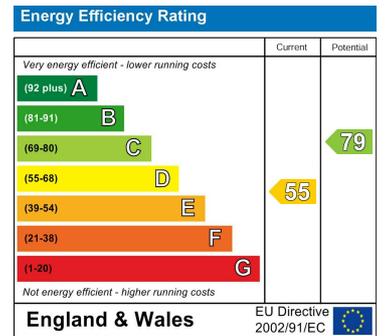
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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