



**Eastleigh Leigh Road, Chulmleigh, EX18 7JP**  
**£1,200 Per Calendar Month**

A spacious and well presented former wing of a country house situated on the outskirts of Chulmleigh offering THREE BEDROOM AND FOUR BATHROOM unfurnished accommodation including a well appointed Kitchen/Dining Room, a Utility Room and a Sitting Room with PARKING AND GARDEN.  
Available now.

## 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

Eastleigh is a well presented three storey house, forming part of the end wing of Leigh House, situated on the outskirts of Chulmleigh overlooking the Taw Valley. Internally the light and spacious unfurnished accommodation is arranged over three floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room and a Shower Room on the ground floor, a Master Bedroom with En-Suite Bathroom and a Utility Room on the second floor, and two further En-Suite Double Bedrooms on the second floor. Eastleigh is well appointed throughout benefitting from a modern farmhouse style Kitchen/Dining Room with integrated appliances, four attractive Bathrooms all fitted with walk-in shower cubicles, and oil fired underfloor heating throughout. Outside Eastleigh is approached from a shared private drive giving access to the front of the house and an off-road

parking for two cars. Beyond the parking area there is large level garden and patio area providing a lovely Summer seating area and an ideal site for flower pots and planters.

## ENTRANCE

From the garden a gravel path leads up to the fully glazed French Doors opening into the

## ENTRANCE HALL

with doors to the Kitchen/Dining Room and Inner Hall, and stairs leading to the First Floor Landing. At one end is a built-in service cupboard, slate floor, smoke alarm and inset ceiling lights.

## KITCHEN/DINING ROOM

A good sized dual aspect Kitchen/Dining Room with windows the front and side allowing good natural light and overlooking the garden, fitted with a range of cream shaker style wall and floor units to three sides under a butchers block work surface with tiled splash backs, including and incorporating a one and a half bowl single drainer ceramic sink unit with mixer tap and integrated 'Lamona' dish washer below. On one side there is a 'Lamona' stainless steel dual fuel range cooker with stainless steel splash back and stainless steel extractor fan over, whilst further to one side is an integrated fridge. The Kitchen also benefits from an attractive island unit incorporating a breakfast area, wine rack and some storage drawers, also set under a butchers block work surface. The room is finished with inset ceiling down lighters, smoke alarm and a slate floor.

## INNER HALL

with doors to the Sitting Room and Shower Room, smoke alarm and slate floor.

## SITTING ROOM

A dual aspect room with windows to the front and side allowing good natural light and overlooking the garden with smoke alarm, central heating thermostat and slate floor.

## SHOWER ROOM

with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing a stainless mixer shower with glazed shower screen to one side; a low level WC; and a built-in vanity unit with mixer tap, back lit mirror over and cupboard below, all set under an obscure glazed window to the side, also with slate sill. The Shower Room is finished with a slate floor, extractor fan, heated towel rail and inset ceiling down lighter.

## STAIRS AND LANDING

From the Entrance Hall, stairs with wooden balustrade and hand rail to one side lead to the First Floor Landing with window to one side, smoke alarm, inset ceiling down lighter, doors to Bedroom 1 and Utility Room



## **BEDROOM 1**

A good sized dual aspect double bedroom with windows to the front and side overlooking the Taw Valley. At one end a door leads into an

## **EN-SUITE BATHROOM**

with partially tiled walls and matching white suite comprising a fully tiled shower cubicle with stainless steel mixer shower and glazed shower screen to one side; a panel whirlpool bath with stainless steel taps; a low level WC; and a pedestal wash hand basin with mirror over and shaver point to one side. The bathroom is finished with a tiled floor, extractor fan, heated towel rail and inset ceiling down lighting.

## **UTILITY ROOM**

with partially tiled walls and fitted with a worktop and storage cupboard, inset ceiling down lighting, extractor fan, ceramic tiled floor and space and plumbing for a washing machine.

## **STAIRS AND LANDING**

From the first floor landing, stairs with wooden balustrade and hand rail to one side lead to the second floor landing with window to one side, central heating thermostat, smoke alarm and doors to Bedrooms 2 and 3.

## **BEDROOM 2**

Another dual aspect double bedroom with window to the front and side overlooking the garden with radiator below, smoke alarm. On one side a door opens into the

## **EN-SUITE BATHROOM**

with partially tiled walls and matching white suite comprising a fully tiled shower cubicle with stainless steel mixer shower and glazed shower screen to one side; an attractive freestanding bath with stainless steel taps; a low level WC; and a built-in vanity unit with mirror over and shaver point to one side. The bathroom is finished with a tiled floor, extractor fan, heated towel rail and inset ceiling down lighting.

## **BEDROOM 3**

Another double bedroom with window to the front overlooking the garden, built-in wardrobe. On one side a door opens into the

## **EN-SUITE SHOWER ROOM**

with partially tiled walls and matching white suite comprising a fully tiled shower cubicle with stainless steel mixer shower and glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with mirror over and shaver point to one side. The bathroom is finished with a tiled floor, extractor fan, heated towel rail and inset ceiling down lighting. On one side is the Airing Cupboard fitted with a factory lagged hot water cylinder with electric immersion heater and range of slatted shelving.

## **OUTSIDE**

From Leigh Road a shared drive leads into the grounds of Leigh House and a parking area for two cars allowing access into the good sized enclosed garden.

## **SERVICES & COUNCIL TAX**

Mains electricity, mains water and private drainage. Satellite available via Sky.

Broadband speed is Basic 15 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (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

## **INITIAL COSTS**

Rent ~ £1200 per calendar month

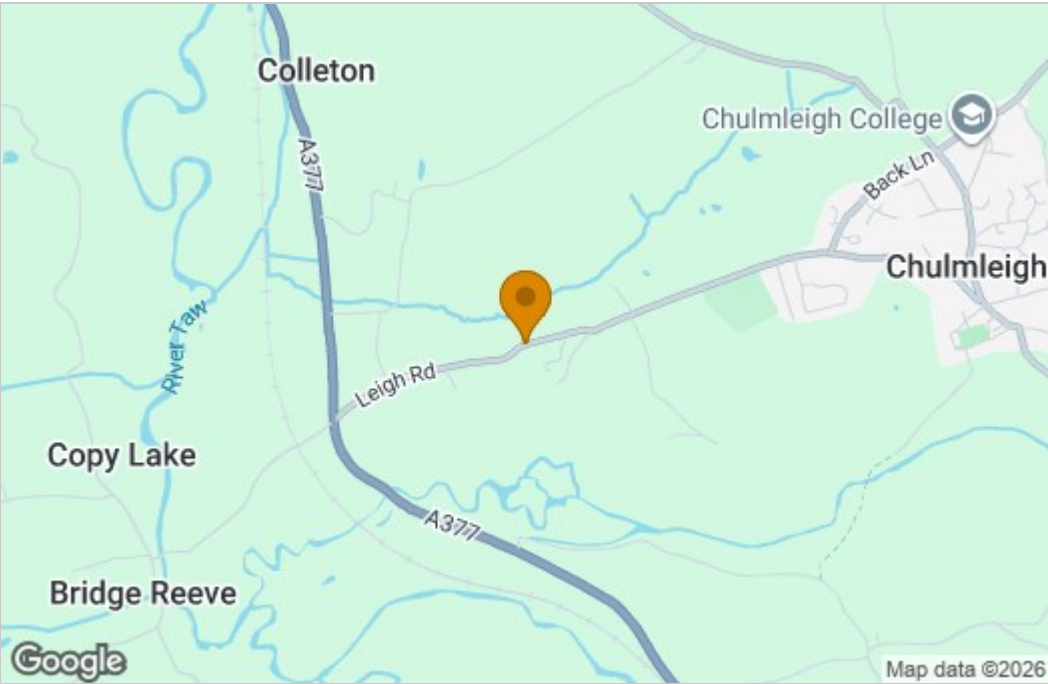
Deposit - £\*\*\* (equal to five weeks' rent)

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.

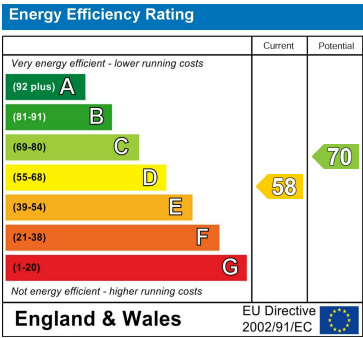
Floor Plan



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.