



**2 South Molton Street, Chulmleigh, EX18 7BW**  
**£750 PCM**

A most attractive, light and spacious purpose built SECOND FLOOR FLAT situated in the centre of Chulmleigh offering imaginatively presented ONE BEDROOM AND ONE RECEPTION ROOM accommodation including a fully equipped MODERN KITCHEN and BALCONY. On-Street parking only, no permits required. Available 14th 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 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

A modern Second Floor Apartment conveniently situated for the centre of Chulmleigh offering well appointed one bedroom accommodation including a Kitchen/Breakfast Room, a Sitting Room, a Bathroom and a Cloakroom/Utility Room. The property is finished to exceptionally high standard including a quality fitted Kitchen with integrated appliances, tastefully designed and high quality bathrooms suites and electric heating throughout. Outside and to the rear of the property is a timber decked terrace, creating a lovely Summer seating area.

## ENTRANCE

From the communal Entrance Hall a Fire Door opens into the

## ENTRANCE HALL

with electric panel heater to one side and stairs leading to the

## SITTING ROOM

being especially light and airy with four velux windows and two fully glazed French Doors overlooking and leading out to a Roof Terrace, with electric panel heater to one side, TV point and attractive vaulted ceiling. In one corner a door opens into an

## INNER HALL

with doors to the remaining rooms, smoke alarm, and Fire Door leading onto a fire escape down to the rear courtyard. On one side is an Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and central heating and hot water control panel to one side, with shelf over.

## CLOAKROOM

fitted with a matching white suite comprising a low level WC and wall mounted wash hand basin. At one end there is space and plumbing for a washing machine and a tumble dryer, electric fuse boxes, velux window.

## KITCHEN

A well fitted modern Kitchen including a range of matching cream shaker style units along one wall set under a granite work surface, including and incorporating an integrated fridge/freezer, single bowl sink unit with mixer tap, integrated dishwasher, built in 'Hoover' stainless steel oven and grill with inset four ring ceramic hob over and stainless steel extractor fan set between a range of matching wall units. The Kitchen is very light and airy with velux window and window to the front overlooking Fore Street, electric panel heater, tiled floor, attractive industrial style lights, extractor fan and smoke alarm.

## MASTER BEDROOM

A good sized double bedroom with window to the front overlooking Fore Street, velux window to the rear, vaulted ceiling, two electric panel heaters and TV point. In one corner a door opens into a walk-in wardrobe, whilst in the opposite corner a door opens into the

## EN-SUITE SHOWER ROOM

with partially tiled walls and matching white suite comprising a walk-in shower cubicle with chrome mixer shower with glazed shower screen to one side; pedestal wash hand basin with mirror and shaver light over; and low level WC. The Bathroom is finished with an attractive tiled floor, chrome ladder towel rail, extractor fan, velux window.

## OUTSIDE

At the rear of the flat and accessed from the Sitting Room there is a good sized roof terrace.

## **SERVICES & COUNCIL TAX**

Mains electricity, mains water and drainage  
Satellite available via Sky  
Superfast Broadband available  
Mobile Phone coverage with EE, Three, Vodafone and 02 (all info taken from ofcom checker, please check suitability/connections with your own provider)  
Council Tax Band A - £1,639.02 p.a. for 2025/26

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

Parking: On-street parking only, no permit required.

**Pets & Children:** This property is not suitable for young children. Ideally no pets because the property is a second floor flat with a roof terrace.

## **INITIAL COSTS**

Rent ~ £750 per calendar month  
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 (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.

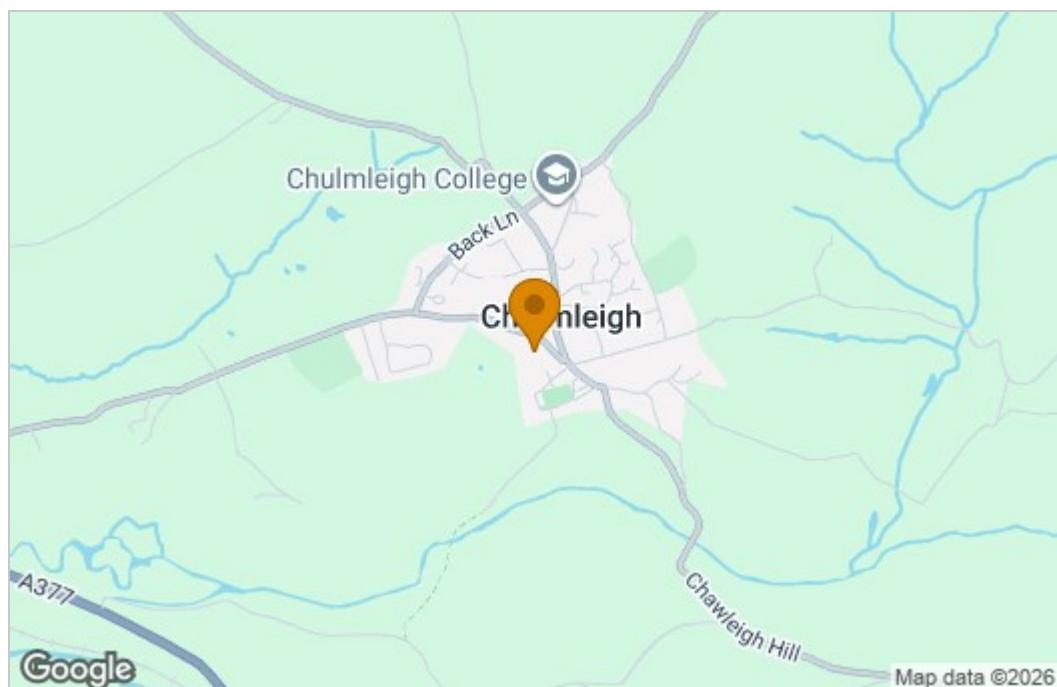
What3words - photos.scored.sunshine

## Floor Plan



Flat 3, 2 South Molton Street

## Area Map



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