

**8 Moortown, Chulmleigh, EX18 7EU**  
**£700 Per Calendar Month**

A most attractive single storey STONE-BUILT BARN CONVERSION offering well presented unfurnished ONE BEDROOM ACCOMMODATION including a good sized open plan LIVING ROOM, a double Bedroom and a Bathroom plus OFF-ROAD PARKING for one car and GARDEN and situated in a peaceful rural location. Available Now.

## SITUATION (CHAWLEIGH)

Chawleigh is a small Mid Devon village situated approximately one mile from the A377 Exeter/Barnstaple main road. Local facilities include a village shop, a children's nursery, a Church, a hairdressers and a local pub. A wider range of facilities can be found at Chulmleigh, approximately 1 ½ miles to the west, including a shop, post office, a delicatessen, a hairdresser, a garage, two local pubs, an Indian restaurant, a Church, a primary school, a secondary school and a community run Sports Centre. The larger market town of Crediton lies approximately eight miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton, and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately an hours drive.

## DESCRIPTION

8 Moortown is an attractive single storey Barn Conversion offering most unusual, comfortable and characterful studio-style accommodation. The property stands among a small group of similar properties that were converted some years ago, and is of mostly traditional stone construction with part exposed stone and part rendered & colour washed elevations, set under a slate tiled roof with uPVC double glazed windows throughout. Internally, the property is of open-plan design with a massive central beam made up from an uncut tree trunk, which creates a really striking feature, spanning both the Living Area and the Bedroom, with the vaulted ceiling above. The accommodation is unusually spacious, light and airy, including a Sitting Room Area with a wood-burning stove, an attractive modern fitted Kitchen Area and a good sized Dining Area. The Double Bedroom allows access to a fully boarded storage area with light and power connected, whilst the Bathroom is nicely appointed with a matching white suite and finished with a tiled

floor. Outside and at the front is a parking space for one vehicle.

## ENTRANCE

From the gravelled parking area, a short path leads to a Storm Porch and wooden Front Door, opening into the

## ENTRANCE HALL

where a multi-pane door with a glazed side panel opens into the Living Room, a door opens to the Bathroom and a further door opens to a useful Walk-In Storage/Cloaks Cupboard with plumbing for washing machine.

## OPEN PLAN KITCHEN/LIVING AREA

A most imaginative and unusual dual aspect room with a unusual vaulted ceiling with painted roof timbers and a massive cross-beam made up from an un-cut tree trunk which continues across into the Bedroom. On entering from the Hall, the Sitting Area is light and airy, being virtually fully glazed at the front, and has a feature cast-iron multi-fuel stove on the far side. There is also a feature display shelf with a cupboard below housing electric meters, TV & telephone points, two attractive 'coach' style wall lights, double ceiling spotlights.

Towards the rear of the room is the generous sized Dining Area with part exposed stone walls, a window at the rear with a night storage heater below, and coach light on one side. In the far corner, a doorway leads through to the Bedroom.

At the side of the Dining Area is the Kitchen Area comprises a range of light ash-effect units with tiled splashbacks incorporating a wide peninsular breakfast bar with cupboards and space and point for an under counter fridge, all under a laminate worksurface. The units include & incorporate an inset 1½ bowl sink unit with mixer tap; a four ring electric hob with an electric oven below and an electric extractor hood over which is inset into a range of matching wall cupboards.

## BEDROOM

This room is an extension to the Living Area continuing the 'studio-style' theme, with a wide window at the rear, and an electric panel heater below.

## BATHROOM

Returning to the Hall a door opens into the Bathroom fitted with a matching white suite comprising a pine panelled bath with tiled splashbacks and a feature exposed stone wall, with chrome side handles, mixer tap, and electric shower over; a pedestal wash hand basin with a shaver point to one side; and a low level WC. The Bathroom has an exposed ceiling beam and an electric wall heater. In one corner is a double Airing

Cupboard housing a factory lagged hot water cylinder with an electric immersion heater.

## OUTSIDE

8 Moortown enjoys the use of the shared gravelled Quadrangle Courtyard Garden, which is a most attractive feature of Moortown, whilst at the front of the property there is a parking space for one car. At the rear of the property there is a manageable enclosed garden with timber decked area and two useful sheds with power connected.

## SERVICES & COUNCIL TAX

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

Broadband speed is Basic 18 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band B - £1,941.17.p.a. for 2025/26

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

## INITIAL COSTS

Rent ~ £700 per calendar month

Deposit - £807 (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.

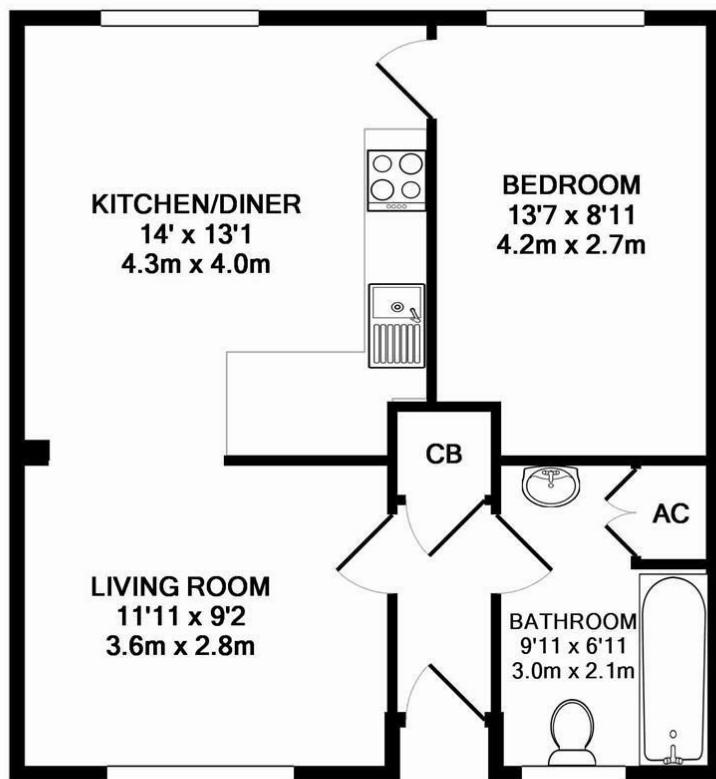
## VIEWING & DIRECTIONS

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 - //tape.twinge.knowledge

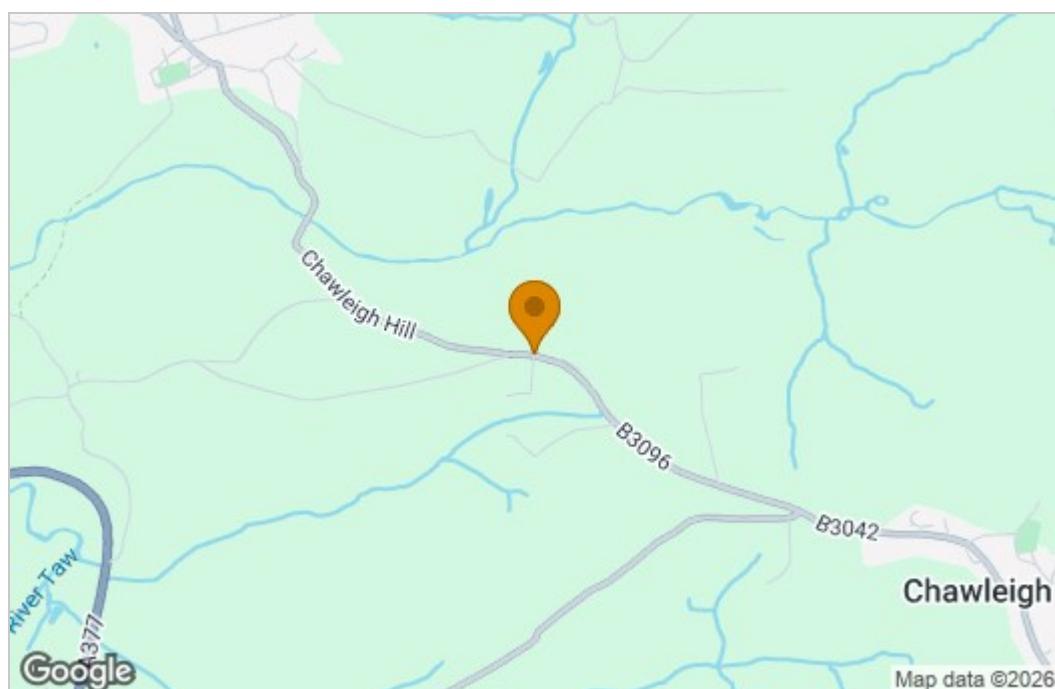
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Area Map



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.