



**12 Ladywell Meadows, Chulmleigh, EX18 7DX**

**£1,000 PCM**

A SEMI-DETACHED HOUSE situated towards the outskirts of Chulmleigh offering THREE BEDROOM unfurnished accommodation with enclosed GARDEN, PARKING for ONE CAR and GARAGE. Pets by arrangement. Viewings from 17th December 2025.

## 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 the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, bank, 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 semi detached house situated on the outskirts of Chulmleigh recently completed to a high standard by Devonshire Homes offering unfurnished accommodation with the benefit of full uPVC double glazing and central heating provided by an air source heat pump. Internally the property offers well laid out accommodation briefly comprising on the ground floor a well fitted modern Kitchen with integrated Fridge Freezer and Cooker, a light and spacious Sitting Room and a down stairs Cloakroom. On the first floor there is a large double Bedroom with En-Suite Shower Room and built in wardrobe, a second double Bedroom, a smaller Single bedroom and a Family Bathroom. 1 2 Ladywell Meadows is finished with ceramic tiled floors in the Kitchen and Bathroom and light cream carpets in the Sitting Room and Bedrooms. Outside and to the rear of the house there is an enclosed

south facing garden which is mainly laid to lawn with a small Patio area in one corner. The property also benefits from off-road parking for one car and a single garage. (AGENTS NOTE: Outdated internal and external photos, revised ones to follow).

## ENTRANCE

From the front, a short paved path leads up to the Front Door opening into the Entrance Hall with white painted doors off to the Sitting Room, Kitchen and Cloakroom and stairs to one side leading to the First Floor Landing. The Hall also benefits from room thermostat and wood effect board floor.

## CLOAKROOM

with partially tiled walls and matching white suite comprising a low level WC set below an obscure glazed window to the front and a wall mounted wash hand basin with stainless steel taps. The Cloakroom is finished with a ceramic tiled floor.

## SITTING ROOM

A light and spacious Sitting Room with window and fully glazed French Doors to the rear overlooking and leading out to the garden, room thermostat, useful under-stairs storage cupboard and TV points.

## KITCHEN

A beautifully fitted Kitchen with a range of modern units to two sides under a granite work surface including and incorporating an inset 1 1/2 bowl stainless steel sink unit with mixer tap, a built-in double oven and grill with inset AEG four ring ceramic hob with extractor hood over set between a good range of matching wall units and an integrated fridge/freezer. At the front a window overlooks the cul-de-sac, whilst in one corner there is space and plumbing for a washing machine. The room is finished with a set of three ceiling spot lights, a ceramic tiled floor and a room thermostat.

## LANDING

Returning to the Entrance Hall, easy turn stairs lead to the First Floor Landing with doors off to all First Floor Rooms, hatch to roof space, radiator, room thermostat and smoke alarm. Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater.

## MASTER BEDROOM

A good sized double bedroom with window to the front overlooking the cul-de-sac with radiator below, room thermostat, TV point, and built-in wardrobe fitted with hanging rail and storage shelving. On one side a door opens into the

## ENSUITE SHOWER ROOM

with partially tiled walls and matching white suite comprising a fully tiled corner shower cubicle housing a stainless steel thermostatically controlled shower with wall mounted shower attachment and

glazed shower screen; a built in WC; and a wall mounted wash hand basin. The room is finished with a ceramic tiled floor, an extractor fan and a heated towel rail

### **BEDROOM 2**

Another double bedroom with a window to the front overlooking the cul-de-sac with radiator below, TV point.

### **BEDROOM 3**

A single bedroom with window to the rear allowing roof top views over Chulmleigh to open countryside in the distance, with radiator below.

### **BATHROOM**

A family Bathroom fitted with a matching white suite comprising a panel bath with tiled splash backs, stainless steel taps, thermostatically controlled shower with wall mounted shower attachment and glazed shower screen to one side; low level WC set below an obscure glazed window to the rear; and a wall mounted wash hand basin with stainless steel taps. The room is finished with an extractor fan and a heated towel rail.

### **OUTSIDE**

At the side of the property a shared tarmac drive gives access to a wooden pedestrian gate into the Rear Garden which is mainly laid to lawn and bordered by wooden panel fencing with a small gravel Patio Area in one corner. On one side of the Patio Area access can be gained into the Sitting Room via the French Doors. Returning to the drive access can be gained to the single parking space which is adjacent to the single garage with up and over door, concrete door and half glazed pedestrian door to one side.

### **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 drainage  
Air Source Heat Pump servicing radiators.  
Telephone connected subject to BT regulations  
Satellite available via Sky  
Ultrafast Broadband speed 900 Mbps\*  
Mobile Phone coverage by EE, 02, Vodafone and Three\*

Council Tax Band C - £2,185.36 p.a. for 2025/26

\* Broadband and mobile info taken from ofcom checker, please check suitability/connections with your own providers.

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

Pets by arrangement.

### **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.

### **VIEWINGS**

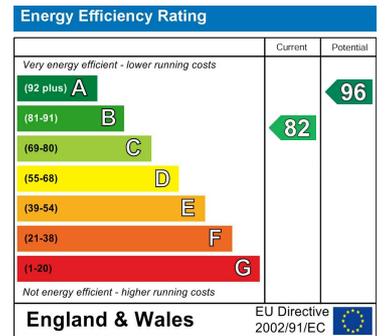
Strictly by appointment through the agent  
Out of Hours ~ Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.