



The Coach House Densham Farm, Chulmleigh, EX18 7NF
£675 PCM

A most attractive former COACH HOUSE situated in an outstanding rural location offering TWO BEDROOM unfurnished accommodation with parking and good sized gardens. Mains Gas CH. Sorry No Pets or Young Children as situated on a working farm. Available Now.

SITUATION

The rural farm of Densham is situated approximately one mile from Ashreigney, a small village located in the heart of the rural Devon countryside, bordering the Taw Valley. The village itself offers a village hall and parish church while the nearby village of Chulmleigh, approximately 3.5 miles, offers a further range of local shops and facilities including a bakers, dairy, general store, kebab shop, Indian restaurant and a florist, along with both a primary and secondary school/community college, health centre, dental surgery, post office, mobile bank, Church, library, two public houses and a short 18 hole golf course. The market town of South Molton to the north and Torrington to the west both offer a more comprehensive range of facilities and amenities, while the local railway station at Eggesford, 3 miles, provides a rail link between Exeter and Barnstaple. There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton and Barnstaple.

DESCRIPTION

The Coach House, Densham Farm is a most attractive single storey annexe attached to Densham Farmhouse offering well laid out two bedroom unfurnished accommodation including a good sized open-plan Kitchen/Living Room and a Bathroom. The property benefits from mains gas central heating and uPVC double glazing throughout, as well as a multi-fuel stove in the Sitting Room. Outside and to the rear of the property there is a good sized garden, which is mainly laid to lawn and adjoins open farmland to the rear, creating a really super addition. This property will not accept pets or small children as it is located on a Working Farm.

THE ACCOMMODATION

From the garden a half obscure glazed Front Door opens into the

ENTRANCE HALL

under a glass roof with aluminum framed window to the front, coat hanging space to one side and a wall mounted light. At the rear a step leads up to a half obscure glazed door opening into the

OPEN PLAN KITCHEN/LIVING AREA 14'10" M (4.52 M)

Living Area - A super dual aspect room with uPVC double glazed windows to the front and rear with radiators below, allowing lovely rural views. At one end there is an exposed stone fireplace housing a multi-fuel stove with slate hearth and wooden mantle over, whilst on one side are some inset shelves. In one corner is the

KITCHEN AREA 7'7" M (2.31 M)

Fitted with a good range of matching 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 and space and plumbing for a washing machine and dishwasher below. In one corner is a freestanding electric cooker whilst on one side there is a space and point for an under counter fridge. The Kitchen is finished with a range of matching wall units and central heating thermostat. On one side a half glazed door opens into the

INNER HALL

with doors into the Bedrooms and Bathroom, smoke alarm and hatch to roof space

BEDROOM 1 7'7" M (2.31 M)

A double bedroom with uPVC double glazed window to the front allowing lovely rural views with radiator below.

BEDROOM 2 8'4" M (2.54 M)

Another double bedroom with uPVC double glazed window to the rear, with radiator below. In one corner a cupboard houses the mains gas boiler providing domestic hot water and servicing radiators with central heating thermostat to one side.

BATHROOM

with mostly tiled walls and matching suite comprising a glazed shower enclosure housing an electric shower; a pedestal wash hand basin with mirror fronted medicine cabinet over; and a low level WC. The Bathroom is finished with a radiator, inset uPVC double glazed window to one side, towel rail and cupboard housing slatted shelving.

OUTSIDE

To the rear of The Coach House there is a good sized area of garden, which is private from the farmhouse and adjoins open farmland to the rear, creating a lovely feature. There is also an attractive paved Patio Area creating a lovely Summer Seating Area.

SERVICES (RENTAL)

Mains electricity, private water and drainage. Mains Gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

RATES

The Tenant will be responsible for the Council Tax ~ Band B ~ £1727.13 (2023/24)

Rent ~ £700 per calendar month, plus £50 per month payable to Landlord for water and drainage, payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as

stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

TENURE

The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds).

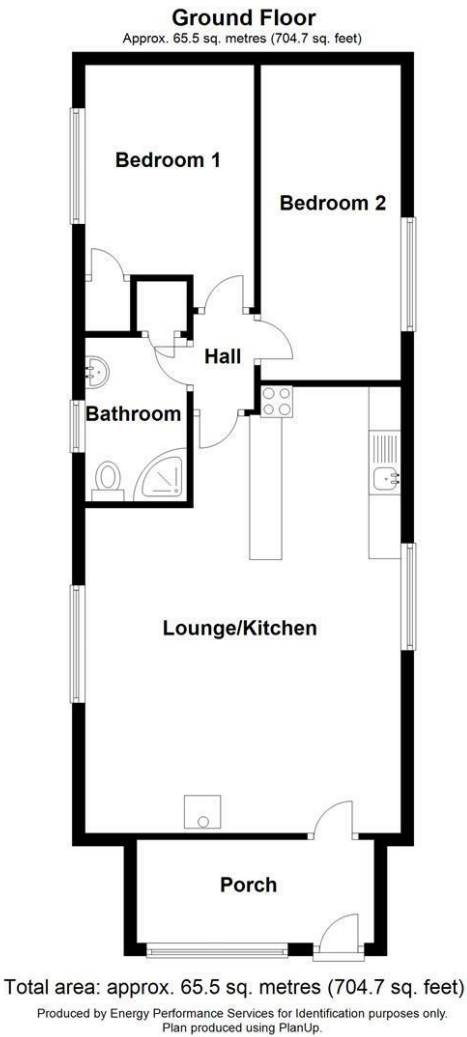
APPLICATION DETAILS

We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

VIEWING

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

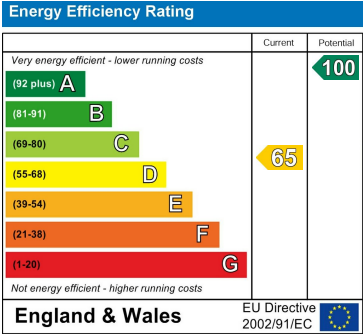
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.