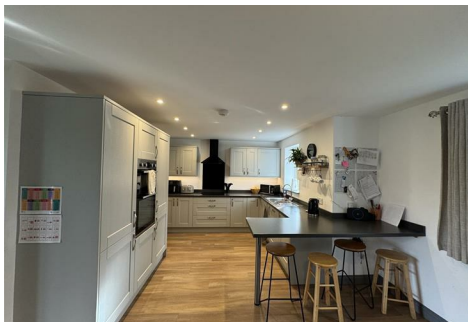




Orchard End , Chulmleigh, EX18 7HL
£1,500 Per Calendar Month

A detached FAMILY HOME situated in a quiet cul-de sac offering spacious and well presented THREE BEDROOM and TWO BATHROOM UNFURNISHED ACCOMMODATION including a well fitted Kitchen/Dining Room, Family Room and Sitting Room with Parking, Garage and Garden. 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

A well presented and spacious detached modern house situated in a quiet cul-de-sac with just two other properties in the centre of Chawleigh, having been built and completed to a high standard in 2021 by a highly regarded local builder, and being of modern insulated cavity block construction under a tiled roof with part rendered and colour washed and part timber clad elevations and uPVC double glazed windows and doors throughout. Internally the exceptionally spacious and well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Sitting Room, a spacious Kitchen/Dining/Family Room, and a separate Utility Room, whilst on the first floor there is a large Master Bedroom with En-Suite Shower Room, two further double Bedrooms and a family Bathroom. Orchard End also benefits from an oil-fired boiler servicing the underfloor heating and radiators, solar PV panels on the roof, high quality Kitchen and Bathroom suites and is tastefully decorated throughout. Outside the house

is approached over a shared brick paved drive providing parking for two cars and access into the attached Single Garage, whilst the large level gardens wrap around the two remaining sides of the property and back onto open farmland, creating a really super addition.

ENTRANCE

From the drive a Storm Porch gives access to the Front Door opening into the

ENTRANCE HALL

with window to the front and doors to the Cloakroom, Sitting Room, and Kitchen/Dining/Family Room, and stairs leading to the First Floor Landing. The Entrance Hall also benefits from ample coat hanging space and a plank effect floor covering.

CLOAKROOM

A spacious room with window to the front and matching white suite comprising a low level WC and a built-in vanity unit with stainless steel tap and cupboard below.

SITTING ROOM

A good sized room with fully glazed French doors to the rear overlooking and leading out to the garden. On one side there is a recessed fireplace housing a cast iron multi-fuel stove with inset beam over and slate hearth. The room is finished with a TV point.

KITCHEN/DINING/FAMILY ROOM

A large dual aspect room with two windows to the front and fully glazed French Doors to the rear overlooking and leading out to the garden. On one side is a modern Kitchen fitted with a range of matching units to three sides under a laminate worksurface with matching upstand, including and incorporating a breakfast bar and a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the front. At the rear of the Kitchen area there is a built-in double oven and grill whilst on one side there is an inset ceramic hob with glass splash backs and extractor hood over, set between a range of matching wall units. The Kitchen also benefits from an integrated dishwasher and fridge freezer, inset ceiling down lighters and door to the Utility Room. Beyond the Breakfast Bar there is a good sized Dining Area allowing enough space for an eight seater dining room table with built-in storage cupboard to one side. At the rear of the Dining Area there is a further Family Area with the French Doors leading out to the garden on one side, TV point and further built-in Storage Cupboard to one side.

UTILITY ROOM

fitted with a range of matching units along one wall under a laminate work surface with matching upstand including an incorporating a single drainer

stainless steel sink unit with mixer tap and space and plumbing for a washing machine below. At the rear a half glazed Back Door opens out to the Rear Garden, whilst on one side a fire door opens into the integral Garage.

STAIRS AND LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail to one side lead straight to the First Floor Landing with window to the rear overlooking the garden and fields beyond. Oak doors lead off to all principal first floor rooms, whilst on one side there is an Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater.

MASTER BEDROOM

A good sized double bedroom with window to the rear, radiator and oak door to one side opening into the

EN-SUITE SHOWER ROOM

fitted with a matching white suite comprising a fully panelled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; built-in vanity unit with stainless steel mixer tap and drawers below; and a low level WC. The En-Suite also benefits from a heated towel rail, window to the rear, inset ceiling lights, extractor fan, and under eaves storage cupboard.

BEDROOM 2

Another double bedroom with window to the rear, radiator

BEDROOM 3

Another double bedroom with window to the front, radiator.

BATHROOM

fitted with a matching white suite comprising a panel bath with stainless steel taps and panelled splashbacks; a fully panelled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a built-in vanity unit with panelled splash backs, stainless steel mixer tap, drawers below and back lit mirror over; and a low level WC. The bathroom is finished with a 'Velux' window; heated towel rail; under eaves storage and an extractor fan,

OUTSIDE

From the village road a shared brick paved drive leads into the cul-de-sac to the dedicated parking for two cars and access into the integral Single Garage with up and over vehicular door, pedestrian door to the rear, internal door to the Utility Room, concrete floor and light and power connected. The gardens surround the property on the remaining three sides, being mainly laid to lawn and interspersed with mature trees and shrubs

INITIAL COSTS

Rent ~ £1,500 per calendar month

Deposit - £1,730 (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 mains drainage.

Satellite available via Sky.

superfast Broadband available (15 Mbps).

Mobile Phone coverage by EE, 02 and Vodafone (broadband and mobile info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band E - £3081 p.a. for 2025/26

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

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.

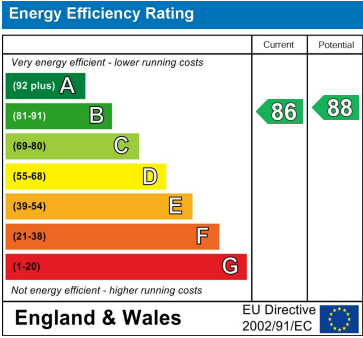
For sat nav purposes - please use the property address or postcode.

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.