



**Great Pitford Bungalow Great Pitford, Chulmleigh, EX18 7QG**  
**£1,100 Per Month**

A DETACHED BUNGALOW situated in a quiet rural location between Winkleigh and Chulmleigh offering newly renovated THREE BEDROOM UNFURNISHED accommodation including an open plan Kitchen/Living Area, a separate Utility Room, a Bathroom and a Cloakroom with ample OFF ROAD PARKING AND A LARGE GARDEN. Water included in the rent. Available from 7th April 2026.

## **SITUATION (CHULMLEIGH)**

Great Pitford Bungalow is situated on Great Pitford Farm at Hollacombe between Chulmleigh and Winkleigh, both small but busy towns set in the heart of rural Devon. They are active and friendly communities both offering a good range of local shops between them including a bakery, a butcher, a dairy, newsagent, florists, hairdressers etc, a primary school in Winkleigh 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

## **DESCRIPTION**

Great Pitford Bungalow is a detached bungalow situated in a rural location on a farm between Winkleigh and Chulmleigh allowing lovely far reaching views. The property is of modern cavity block construction under a tiled roof with part rendered and colour washed elevations and uPVC double glazed windows throughout. Great Pitford Bungalow has recently been the subject of much improvement including installing new oil fired central heating, replacing the bathrooms suites and upgrading the Kitchen. Internally the accommodation briefly comprises an Entrance Hall, a light and spacious triple aspect open plan Kitchen/Living Area, a separate Utility Room, a Cloakroom, three Bedrooms and a Bathroom.

Outside and to the front of the house there is off-road parking for at least three cars whilst at the rear there is a large garden.

## **ENTRANCE**

From the front a concrete Storm Porch gives access to the half obscure glazed Front Door with matching glazed panel to one side, opens into the

## **ENTRANCE HALL**

with doors off to all principal rooms, radiator, hatch to roof space, smoke alarm and heating and hot water control panel. On one side, a cupboard houses the pressurised hot water cylinder with electric immersion heater.

## **OPEN PLAN KITCHEN/LIVING AREA**

A light and spacious triple aspect open plan Kitchen/Living Area with windows to the front, side and rear allowing lovely rural views. In one corner is a modern Kitchen incorporating a range of wall and floor units under a laminate work surface with tiled splash backs, and a one and a half bowl single drainer sink unit with mixer tap set below a window to the rear overlooking the garden. On one side there a freestanding electric cooker with stainless steel extractor fan over. The Open Plan Living Area is large enough to incorporate a dining space for a six seater dining room table as well as a comfortable Sitting Area with two radiators, inset ceiling down lighting, smoke alarm and a TV point. In one corner a door opens into the

## **REAR HALL/UTILITY ROOM**

A useful room fitted with a single drainer stainless steel sink unit with cupboard below, and space and plumbing for a washing machine to one side, all set below a window to the rear overlooking the garden. In one corner a half glazed Back Door leads out to the rear garden, whilst on one side a further door leads into the Cloakroom. The Utility Room also benefits from the electric meters and fuse boxes and radiator.

## **CLOAKROOM**

fitted with a low level WC and a pedestal wash hand basin with stainless steel mixer tap. The Cloakroom also benefits from an obscure glazed window to the rear and a heated towel rail.

## **BEDROOM 1**

A good sized double room with window to the front overlooking the garden with radiator below.

## **BEDROOM 2**

Another double bedroom with window to the front with radiator below.

## **BEDROOM 3**

A double bedroom with window to the rear with radiator.

## BATHROOM

A newly fitted bathroom with part panelled walls and matching white suite comprising a panel bath with stainless mixer tap; a walk-in shower cubicle with stainless steel mixer shower and glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with stainless steel mixer tap. The bathroom is finished with a heated towel, and an obscure glazed window to the rear.

## OUTSIDE

Great Pitford Bungalow is approached over a part shared drive giving access to the front of the bungalow and a good sized off-road parking area allowing enough space for at least three cars and access to the Front Door. At the rear of the bungalow there is a large garden which is mainly laid to lawn with the oil tank on one side.

## INITIAL COSTS

Rent ~ £1,100 per calendar month

Deposit - £1,269 (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, private water and drainage (water included in the rent).

Oil Fired Boiler providing domestic hot water and servicing radiators.

Satellite available via Sky.

Basic Broadband speed is 3 Mbps

Mobile Phone coverage by EE, Vodafone and O2 (broadband and mobile info taken from ofcom checker. The property is in a very rural location, so please check suitability/connections with your own provider)

Council Tax Band A - £2,445.28.p.a. for 2026/27

All services (other than the water, which is included) to be paid for by the tenant in addition to the rent.

Photos are not up-to-date. Property has outgoing tenants.

\*\* This property may not be suitable for pets and young children. The garden is unsecured and the property is next door to a working farm \*\*

## 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.

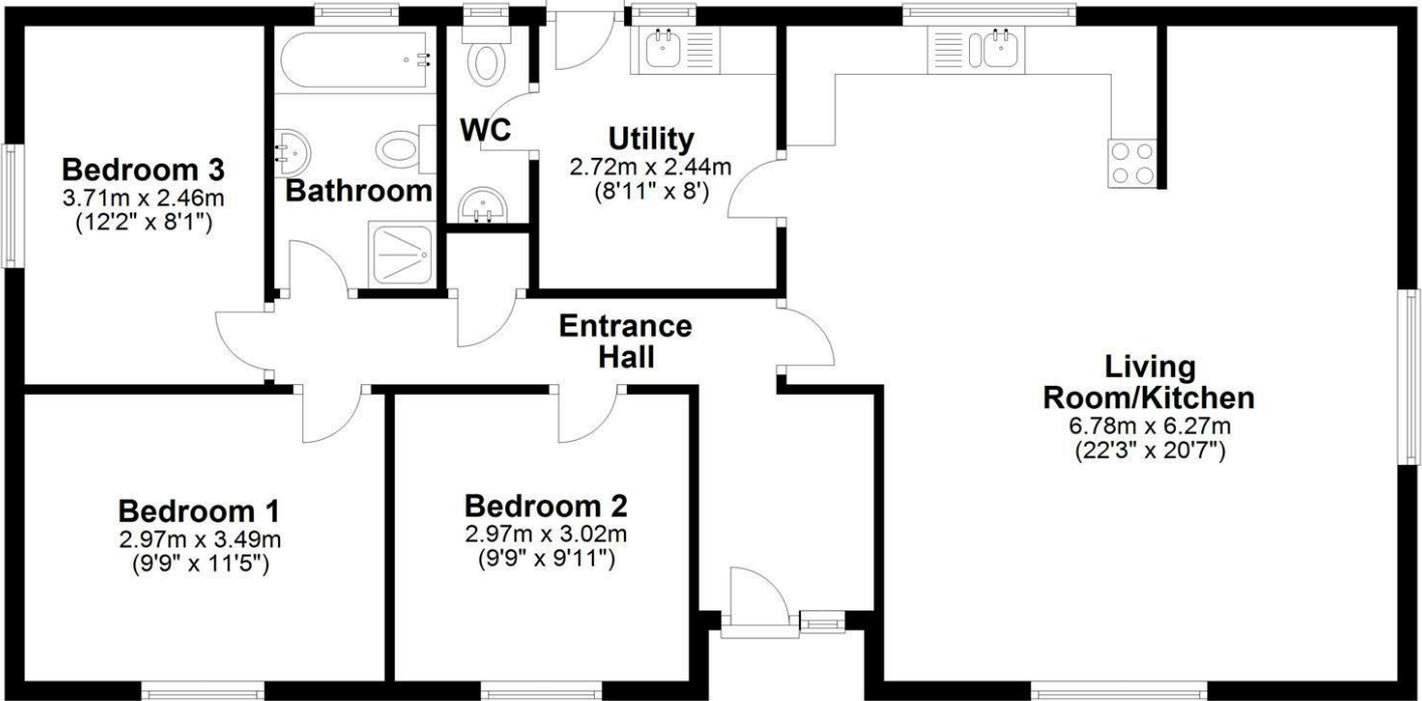
For sat nav purposes - please use the property address or postcode.

What3words - baths.climbing.grownup

## Floor Plan

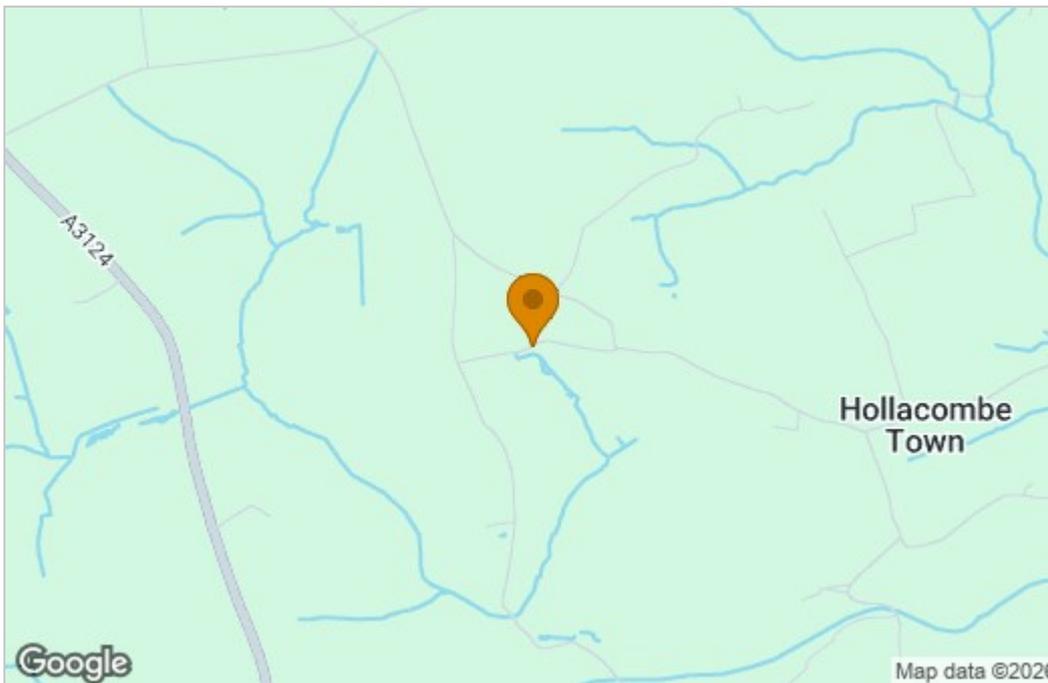
### Ground Floor

Approx. 94.0 sq. metres (1011.9 sq. feet)

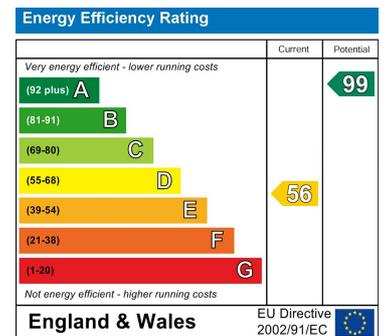


Total area: approx. 94.0 sq. metres (1011.9 sq. feet)

## 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.