



## The Old Post Office , Chulmleigh, EX18 7HJ

**£950 PCM**

A good sized SEMI DETACHED HOUSE situated in the centre of Chawleigh offering spacious THREE BEDROOM accommodation including a Kitchen and a Downstairs Bathroom, with Single Garage, OFF-ROAD PARKING for at least two cars and manageable Gardens. Available from 6th March 2026. Pets - one small, well behaved dog only may be considered by Landlord. Sorry, no cats.

## SITUATION

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 post office, a delicatessen, a grocers shop, 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

The Old Post Office is a good sized semi-detached property situated in the centre of Chawleigh offering spacious three bedroom unfurnished accommodation including a good sized Sitting/Dining Room, a modern Kitchen and a Downstairs Bathroom. The house also benefits from oil-fired central heating as well as uPVC double glazing. Outside and to the front of the house there is a front garden, single Garage and off-road parking for at least two cars, whilst at the rear there is a further enclosed garden. The Old Post Office is available for immediate occupation. Please note: One small, well behaved dog only will be considered. No cats.

## ENTRANCE

From the Front Garden a half glazed Front Door opens into the

## STORM PORCH

with windows on either side, plant shelf and a half obscure glazed wooden Front Door opening into the

## ENTRANCE HALL

with doors to the downstairs Bathroom and Sitting Room, stairs leading straight to the First Floor Landing with spacious under stairs storage recess, radiator and obscure glazed window to the front.

## DOWNSTAIRS BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel taps, side handles and 'Triton T80si' electric shower over and glazed shower screen to one side; pedestal wash hand basin set below an obscure glazed window to the front with tiled sill; and low level WC. The bathroom is finished with an extractor fan, radiator and a 'Heatstore' electric fan heater.

## SITTING/DINING ROOM

A good sized room with two windows to the rear overlooking the Garden, both with radiators below. At one end is a stone fireplace housing an open grate with wooden mantle and TV shelves on either side. At the rear, a wooden panel door opens into the

## KITCHEN

with a range of modern fitted units to two sides under a roll top worksurface with tiled splashbacks, including and incorporating a single drainer stainless steel sink unit with mixer tap, set below a window to the front overlooking the Garden, with space and plumbing for a dishwasher below. On one side is a 'Beko' freestanding electric double oven and grill with four ring ceramic hob whilst at one end two further windows overlook the parking area and at the rear a fully glazed sliding door overlooks and leads out to the Rear Hall. In one corner a door opens into a Larder Cupboard fitted with a range of shelving, stone slab to one side and obscure glazed window to the front. The Kitchen is finished with a radiator and two tracks of spotlights.

## REAR HALL

with half glazed Back Door overlooking and leading out to the Back Garden with sash window to one side, door to the Cloakroom, ceramic tiled floor. In one corner is the 'Grant' oil-fired boiler providing domestic hot water and servicing radiators.

## CLOAKROOM

Fitted with high level WC, partially tiled splashbacks and window to one side.

## FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs lead straight to the First Floor Landing with doors to the three Bedrooms, window to the front and hatch to roof space.

## BEDROOM 1

A good sized double Bedroom with window to the rear allowing rooftop views over Chawleigh to open

countryside in the distance, with radiator below. In one corner is a built in wardrobe fitted with hanging rail and storage shelving, whilst in the opposite corner is a further built in wardrobe also fitted with hanging rail and storage shelving.

## **BEDROOM 2**

Another double Bedroom with window to the rear overlooking the Garden with radiator below. In one corner is the Airing Cupboard, housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving, whilst in the opposite corner is a built in wardrobe fitted with hanging rail.

## **BEDROOM 3**

A small double/large single bedroom with window to the side overlooking the parking area with radiator below.

## **OUTSIDE**

From the road a tarmac parking area allowing parking for at least two cars gives access into the Single Garage, being of timber and galvanised iron construction. On one side of the drive is a good area of Front Garden which is mainly laid to lawn with a hedge at the front and planted with mature shrubs. Between the garage and the house a path leads round to the Rear Garden which again is mainly laid to lawn and bordered by mature hedging. In one corner is a galvanised iron shed, ideal for log storage, oil tank on one side.

## **SERVICES & COUNCIL TAX**

Mains electricity, mains water (not metered) and mains drainage.

Oil Fired Boiler providing domestic hot water and servicing radiators.

Telephone connected subject to BT regulations.

Satellite available via Sky.

Superfast broadband available - 80 Mbps highest download, 20 Mbps highest upload speed.

Limited and/or no voice and data coverage (all info taken from ofcom checker, please check suitability/connections with your own provider)

Mid Devon Council Tax Band C - £2,114.76 .p.a. for 2025/26

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

**PETS** : One small, well behaved dog will be accepted at this property. Strictly no cats due to Landlord allergies.

## **INITIAL COSTS**

Rent ~ £950 per calendar month

Deposit - £1,096 (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.

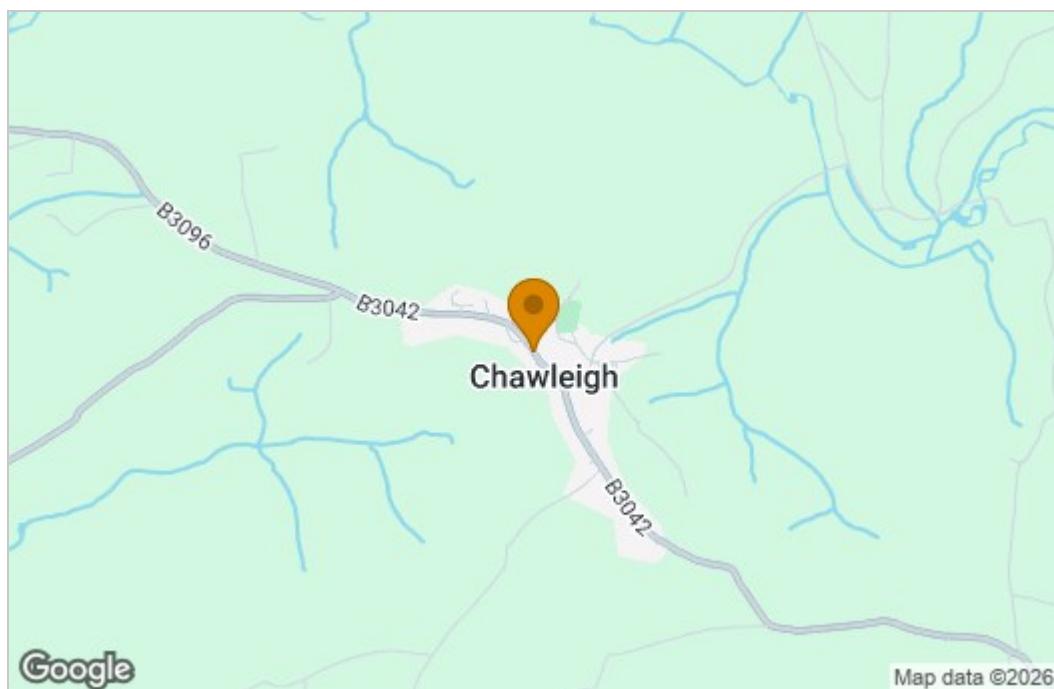
Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

## **VIEWINGS**

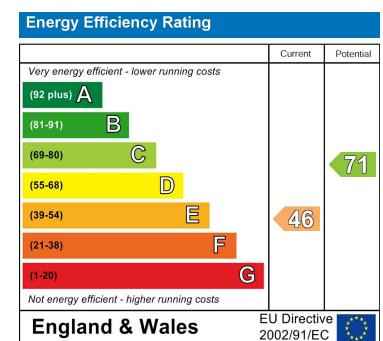
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

## 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.