



Victoria House South Molton Street, Chulmleigh, EX18 7BW
£1,500 Per Calendar Month

A substantial and impressive GRADE II LISTED THREE STOREY TOWNHOUSE situated in the heart of Chulmleigh within immediate walking distance of the towns amenities, offering spacious, versatile and adaptable THREE BEDROOM, THREE BATHROOM, TWO RECEPTION ROOM and PART or FULLY FURNISHED ACCOMMODATION benefitting from many original period features with private, enclosed COURTYARD and ON-STREET PARKING.

SITUATION (CHULMLEIGH)

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 bakery, dairy, newsagent, florists, 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, churches, library, two public houses 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

Victoria House is a substantial Grade II listed townhouse situated in the heart of Chulmleigh with immediate pedestrian access to all the towns' amenities. This immaculate and beautifully presented three bedroom, three bathroom property is arranged over three floors and has undergone a comprehensive programme of thoughtful renovation and modernisation by the current owners. Internally, the exceptionally spacious and well laid out part or fully furnished accommodation (Landlord is flexible) briefly comprises on the ground floor an Entrance Hallway, Living Room and partial open plan Kitchen/Dining Room. On the first floor are a Double and a Kingsize Bedroom, both with En-Suites and giving access to the Second Floor with a further Kingsize Bedroom and En-suite. Victoria House benefits from all the character and charm one would expect from a property of this style and period, including exposed stone fireplaces with

woodburners, partially exposed original wooden beams and an original doorway in the Living Room unearthed by the current owners, which is believed to be around 7th or 8th century. Modern additions include porcelain tiled flooring in the Kitchen/Dining Room with state of the art appliances from Quooker, Miele and Neff, underfloor heating throughout and an Air Source Heat Pump. Outside and to the rear of the property is a fully enclosed split level courtyard creating a lovely private summer seating and entertaining area, with a wooden pedestrian gate leading out onto Leigh Road. Victoria House is a truly stunning property completed to an exceptionally high standard and viewing is highly recommended.

ENTRANCE

From South Molton Street, a wooden front door with inset glass lights and small step down opens into the

ENTRANCE PORCH

A bright and spacious Entrance Porch with partial wood panel walls and a useful built in wooden seating bench to one side with coat hanging space and wall mounted cupboard housing the electric fuse boxes, whilst on the other side is a large wall mounted mirror and a further door with inset full glass panel leading through to the Inner Hall. Entrance Porch is finished with a patterned tiled floor, inset ceiling downlighting.

INNER HALL

With partial white painted wood panelling, patterned tiled floor and steps at one end leading down into the Kitchen. Inner Hall is finished with Smoke alarm, inset ceiling downlighting, whilst on one side a door leads into the

LIVING ROOM

A good sized light and spacious dual aspect Sitting Room with two windows to the front overlooking South Molton Street. On one side is a feature fireplace housing a woodburning stove with brick hearth, stone surround and inset heavy wood beam over, whilst in one corner is an exposed 7th/8th century original doorway creating a unique and historically interesting feature. Living Room is finished with carbon monoxide alarm, central ceiling light and wall mounted digital underfloor heating control.

Returning to the Inner Hall, five wooden steps with a door to one side opening into a useful shallow pantry cupboard lead down into the

KITCHEN

A fantastic light and spacious, high specification Kitchen set below two large velux roof lights allowing lots of natural light. Kitchen is fitted with a range of matching modern units to two sides under

a quartz worksurface with matching upstands, including and incorporating a single Belfast sink unit with 'Quooker' boiling/cold/sparkling water mixer tap and glass splashback over. On one side is a built in 'Miele' steam oven, combination oven/microwave and warming drawer with further storage cupboard above and below, together with an American style fridge/freezer with storage space over, whilst at one end is a 'Neff' six ring inset induction hob with stainless steel double width electric oven below set between a range of drawer units on either side. At one end is a built in 'Miele' Nespresso capsule machine, whilst on one side is a further area worksurface with integrated dishwasher below. Kitchen is finished with porcelain tiled flooring, underfloor heating, inset ceiling downlighting, extractor fan and smoke alarm. On one side a double width walkway with partial exposed stonework and wooden mantel over lead through to the

DINING ROOM

Another light and spacious room allowing enough seating for up to 12 people, with uPVC double glazed French doors at one end overlooking and leading out to the Courtyard at the rear. On one side is a large feature fireplace with woodburning stove on a brick hearth, partial exposed original brick surround and original inset heavy beam over, whilst on one wall a door opens into a useful built in storage cupboard housing the underfloor heating controls and immersion heater control panel to one side. Dining Room is finished with porcelain tiled floor, underfloor heating, inset ceiling downlighting, carbon monoxide alarm and smoke alarm. At one end is a useful built in low level wooden seating bench and small built in cupboard at one end, whilst in one corner a door leads to stairs to the

STAIRWELL

From the Dining Room, a door leads through to an stairway which really showcases the heart of Victoria House and it's full impressive scale and height, with partial exposed beams and original wrought iron house ties on display, with a narrow high rise display shelf and four wooden steps to one side and a wooden ladder giving access up through a small hatch into a delightful mezzanine area, with a wood and inset glass landing balustrade overlooking the main stairwell. Finished with inset ceiling downlighting. The main staircase with wooden handrail to one side leads to the

FIRST FLOOR

A dual aspect First Floor Landing with two uPVC double glazed windows overlooking the side of the property, one with a deep display sill and the other with a wooden seating bench. At one end doors open onto Bedroom 3 and an En-suite Bathroom, whilst at the opposite end stairs lead to a Utility

Cupboard, Bedroom 2 and a final flight of stairs to the second floor and Bedroom 1. Landing is finished with inset ceiling downlighting, smoke alarm.

BEDROOM 3

A large double Bedroom with uPVC double French Doors opening out onto to a small Juliette Balcony overlooking the Courtyard. On one side is a wooden unit with butchers block worksurface and small stainless steel basin with 'Quooker' boiling/cold mixer tap and glass splashback with wall mounted underfloor heating control panel over, cupboard below.

EN-SUITE BATHROOM

With partially tiled walls and matching white suite comprising an L-shaped Shower Bath with concealed thermostatically controlled chrome mixer handles and rainfall shower head over, shower screen to one side. At one end is a built in vanity toilet/sink combination unit, comprising a low level WC and wash hand basin with mixer tap over and small wooden display area to one side with wall mounted mirror behind, set below a uPVC double glazed window and windowsill to one side overlooking the side of the property. Finished with heated chrome ladder towel rail, extractor fan, inset ceiling downlighting and wooden floor.

Returning to the Landing, at one end another flight of stairs with wooden handrail gives access to a smaller landing area with a door to one side providing a utility cupboard with a built in 'Miele' washer/dryer and storage shelf over and wall mounted clothes airer to one side.

BEDROOM 2

A super large kingsize Bedroom being dual aspect with two windows overlooking South Molton Street, allowing the room to be flooded with lots of natural light. In one corner a door opens into a useful built in wardrobe with hanging rail and storage shelf over, whilst on one side is a wooden unit with butchers block worksurface and small stainless steel basin with 'Quooker' boiling/cold mixer tap and glass splashback and wall mounted underfloor heating control panel over, cupboard below. On one wall a door opens into an

EN-SUITE BATHROOM

With matching white suite comprising a fully tiled and enclosed double width walk-in shower cubicle with wall mounted thermostatically controlled chrome mixer taps and rainfall shower head over. On one side is a built in vanity toilet/sink combination unit, comprising a low level WC and wash hand basin with mixer tap over and small wooden display area to one side with wall mounted mirror behind. Finished with heated chrome ladder towel rail, inset ceiling downlighting, extractor fan and wooden floor.

Returning to the landing, a final flight of stairs with wooden handrail to one side leads to

SECOND FLOOR/BEDROOM 1

Again, another lovely large kingsize Bedroom with partially exposed original beams and window with deep display windowsill to the front overlooking South Molton Street. In one corner is a wooden unit with butchers block work surface and small stainless steel basin with 'Quooker' boiling/cold mixer tap and glass splashback with wall mounted underfloor heating control panel over, cupboard below.

EN-SUITE BATHROOM

A good sized En-Suite comprising a double width walk-in full enclosed shower cubicle with wall mounted thermostatically controlled chrome mixer taps and rainfall shower head over. On one side is a built in vanity toilet/sink combination unit, comprising a low level WC and wash hand basin with mixer tap over and small wooden display area to one side with wall mounted mirror behind. Finished with heated chrome ladder towel rail, inset ceiling downlighting, extractor fan and wooden floor.

OUTSIDE

From the Dining Room, uPVC double glazed French Doors open and lead out to a raised, partially walled patio area with space for a small table and chairs to one side and slate steps down to a further area of Courtyard with a purpose built concrete seating bench along one wall, whilst on the other side is some screening which conceals the air source heat pump. At the rear of the Courtyard are some recessed display niches with a wooden pedestrian gate opening and leading out directly onto Leigh Road. The Courtyard, along with the rest of Victoria House, has been imaginatively designed to create a really super feature providing a very private and fully enclosed seating and entertaining area, with lovely slate finishes and porcelain tiled flooring.

SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.

Satellite available via Sky.

Superfast broadband speed is 80 Mbps.

Mobile Phone coverage by EE, 02 or Three (not Vodafone). Coverage info taken from ofcom checker, please check suitability/connections with your own provider.

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

The Electric, Water, TV Licence, Broadband and Council Tax currently costs £516.49 per month, paid directly to the Landlord in addition to the rent (may be subject to change, depending on usage/change in energy prices). Any other services to be paid for by the tenant.

The property can be let either partly or fully

furnished, Landlord is flexible.

On-Street parking only, permits not required.

** Pets will not be accepted at this property - Landlord has severe allergies and they manage the property themselves **

INITIAL COSTS

Rent ~ £1,500 per calendar month + £516.49 per month utility cost

Deposit - £1,730 (equal to five weeks' rent)

The first month's rent & utility payment, plus the deposit are 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 either Part or Fully Furnished (Landlord is flexible) - this is currently on a six month Assured Shorthold Tenancy (minimum) - this will change in accordance with the Renters Rights Act.

Move in is subject to successful referencing, payment of the first months' rent and utility cost, plus the 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.

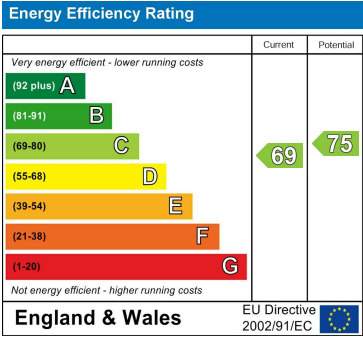
What3words - redeemed.grips.conqueror

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.