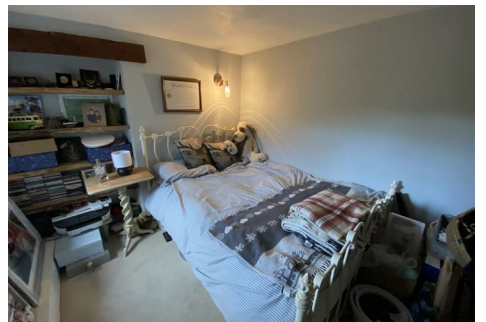




7 Moortown, Chulmleigh, EX18 7EU

£800 PCM

A mid terrace reverse level BARN CONVERSION situated in a quiet semi rural location between Chawleigh and Chulmleigh offering well presented TWO BEDROOM UNFURNISHED ACCOMMODATION including a super First Floor Open Plan Kitchen Living Area with a wood burner plus a MANAGEABLE PAVED GARDEN and dedicated OFF-ROAD PARKING for one car.
AVAILABLE from the 1st August 2025

SITUATION

Moortown is situated approximately 1 mile from Chawleigh 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 Central convenience store, 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 Devon's scenic and rugged coastline, being approximately an hours drive.

DESCRIPTION

7 Moortown is a pretty mid terrace reverse-level Barn Conversion offering comfortable, imaginative and beautifully presented two bedroom unfurnished accommodation overlooking a large landscaped quadrangle Courtyard Garden. The property stands among a small group of similar properties that were converted approximately twenty five years ago and is of traditional stone construction under a slate tiled roof with uPVC double glazed windows throughout. 7 Moortown has been sympathetically converted and retains many of its character features including a most attractive vaulted ceiling with exposed roof timbers and 'A' frame in the Kitchen/Living Area on the first floor. Internally the accommodation is attractively presented throughout with two double bedrooms and a well appointed Bathroom on the ground floor, and a good sized open plan Kitchen/Living Area on the first floor. Outside and to the front of the property there is a manageable

enclosed Garden which in turn overlooks the shared quadrangle Garden. The property also benefits from nearby dedicated parking.

ENTRANCE HALL

From the front garden, a heavy wooden Front Door with glazed panel to one side opens into the Entrance Hall with doors off to both bedrooms and the bathroom, easy turn stairs leading to the First Floor, ceramic tiled floor, useful under-stairs storage area and ample coat hanging space.

BEDROOM 1

A double bedroom with window to the front overlooking the Garden, electric panel heater and recessed wardrobe to one side with hanging rail and storage shelving.

BEDROOM 2

Another double bedroom with window to the rear, electric panel heater, range of storage shelving to one side and a built-in wardrobe in one corner.

BATHROOM

with part painted pine panel walls and matching white suite comprising a panel bath with tiled splash backs, stainless steel mixer tap with wall mounted shower attachment on a riser, and glazed shower screen to one side; low level WC set below a window to the front, and a pedestal wash hand basin also with tiled splash backs and storage shelving to one side.

FIRST FLOOR LIVING AREA

Returning to the Entrance Hall, easy turn stairs lead to the First Floor Open Plan Kitchen/Living/Dining Area with vaulted ceiling with exposed A Frames and windows to the front and rear both allowing views across open farmland. In one corner there is a range of bespoke pine units to three sides under a granite work surface with tiled splash backs including and incorporating a Belfast Sink with mixer tap and space and plumbing for a washing machine to one side. On one side there is a freestanding electric cooker with extractor hood over, set between a range of matching wall units, whilst on the opposite side there is a peninsular breakfast bar with storage below set below a granite worksurface. The Kitchen also benefits from space and point for a fridge freezer and a full length built-in cupboard to one side housing the hot and cold water tanks with electric immersion heater. Beyond the Kitchen there is a small Dining Area and a larger Living Area with newly installed wood burner to one side set on a slate plinth. The room is finished with laminate wood effect flooring, TV point, and feature exposed stone wall.

OUTSIDE

To the front of the property is a small but attractive enclosed garden which is paved with a wooden

picket fence to the front, creating a lovely south facing Summer Seating area. 7 Moortown also benefits from dedicated off-road parking for one car.

SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage. Satellite available via Sky. Basic broadband speed is 15 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider)

Mid Devon District Council Band B - £1,941.17.p.a. for 2025/26

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

INITIAL COSTS

Rent ~ £800 per calendar month, payable in advance by Banker's standing order.

Deposit - £923 (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.

Please Note: The landlord will accept a dog or a cat at this property.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum). 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 - [///speeded.trades.hexes](#)

DISCLAIMER

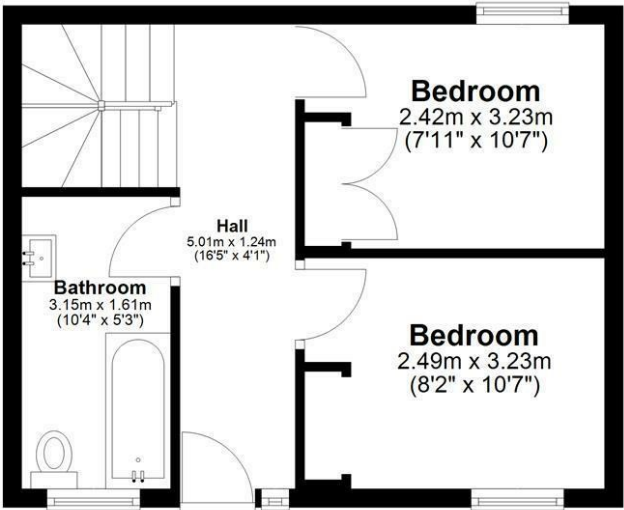
Any interested parties viewing the property do so entirely at their own risk and neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property.

These details are issued on the understanding that all negotiations are conducted through The Keenor Estate Agent. They have been produced in good faith and although every reasonable care has been taken in their preparation, they must be treated as a guideline only and do not constitute any part of an offer or contract. All measurements and distances given are approximate and mention of any appliances and/or services does not guarantee they are in full and efficient working order.

Floor Plan

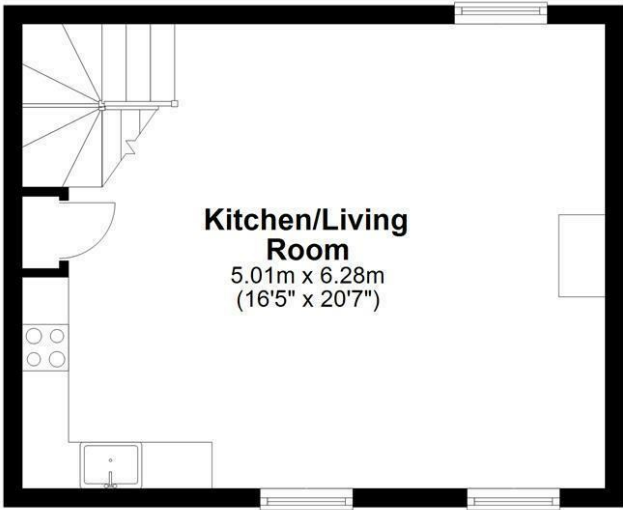
Ground Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



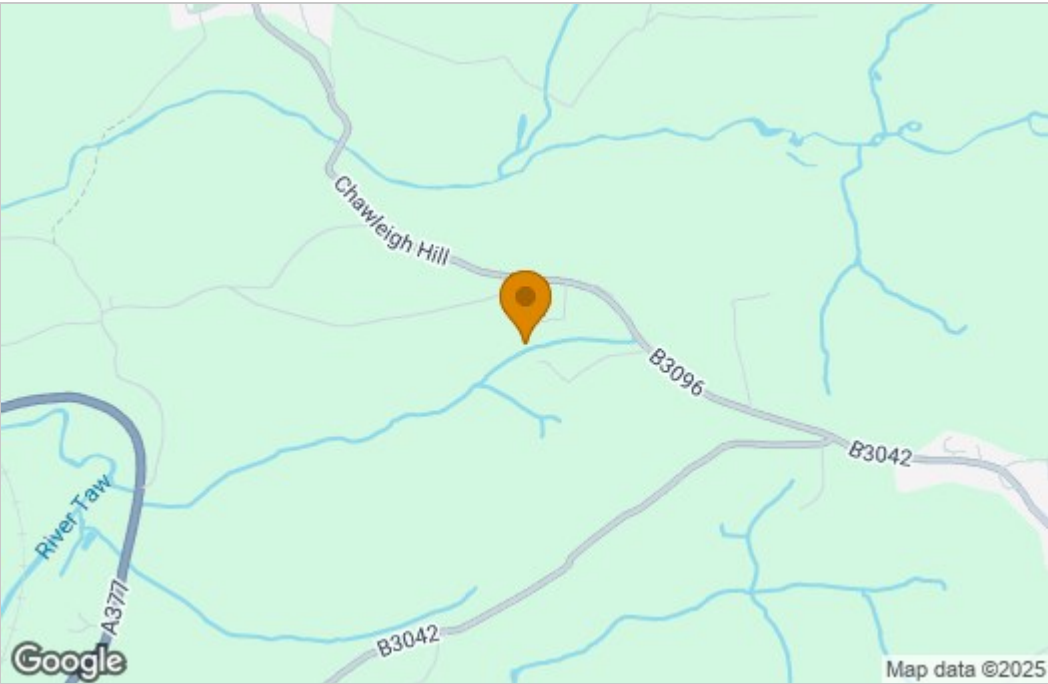
First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)

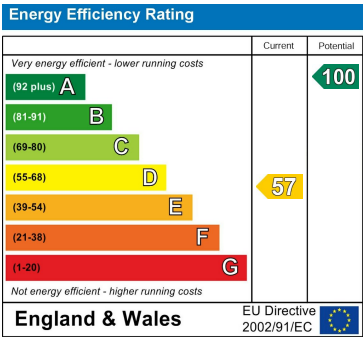


Total area: approx. 63.0 sq. metres (677.9 sq. feet)
7 Moortown, Chawleigh, Chulmleigh

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.