



1 Smythms Court East Street, Chulmleigh, EX18 7DD

£750 PCM

A MID TERRACE HOUSE situated in the centre of Chulmleigh offering attractive TWO BEDROOM unfurnished accommodation with open plan Kitchen/Living Area and Bathroom. Shared Courtyard with one allocated parking space. Available (and viewings to start) from 1st June 2026.

SITUATION

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 butcher, 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 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 watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

1 Smythm's Court is the largest of a group of three mews type properties built around a shared courtyard in East Street, only a short walk from Chulmleigh's town centre. The property, previously used as a stable, is of traditional stone and cob construction with rendered and colour washed elevations under a natural slate roof. The property offers well laid out two bedroom unfurnished accommodation with an attractive ground floor open plan Kitchen and Living Area, and a modern Bathroom. 1 Smythm's Court also benefits from some period features including stained wood panel doors and exposed roof timbers and support columns, whilst modern additions include a well fitted Kitchen, natural wood double glazed window units throughout and Economy 7 storage heating. Outside and to the rear of the property there is a large shared Courtyard with an individual parking

space. Property available and viewings to start from 1st June. (AGENTS NOTE: The pictures are not up to date as it has been tenanted since 2023). ** This property may not be suitable for pets or children because of the shared unsecured Courtyard with open access directly onto the road **

ENTRANCE

From East Street, a half glazed panelled Front Door, with slate canopy Storm Porch over, opens to the

LIVING AREA

with window to the front overlooking East Street and a small inset window to one side with deep display sill, feature exposed wood support column with under-stairs storage recess to one side, TV & telephone point and night storage heater. Walkway through to the

KITCHEN

fitted with a range of matching modern units to two sides under a roll-top work surface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the front overlooking East Street with space and plumbing for a washing machine below. On one side there is a Belling freestanding electric cooker with double oven and four ring electric hob, with stainless steel extractor hood over, set between a range of matching wall cupboards. The Kitchen also benefits from space and point for a fridge/freezer, a range of glass fronted display cabinets and half glazed Back Door leading out to the Rear Courtyard. On one side Stairs lead to the

FIRST FLOOR LANDING

with doors leading off to all principal rooms and Walk-in Airing Cupboard housing a range of slatted shelving and the factory lagged hot water cylinder with electric immersion heater.

BEDROOM 1

A double Bedroom with window to the front overlooking East Street, built-in wardrobe with hanging rail, exposed ceiling beams, hatch to roof space and night storage heater.

BEDROOM 2

Another double bedroom with window to the rear overlooking the Courtyard, exposed ceiling beams, night storage heater and hatch to roof space.

BATHROOM

fitted with a matching white suite comprising a panel bath with fully tiled splashbacks and 'Bristan' electric shower over with glazed shower screen to one side; low level WC; and pedestal wash hand basin with mixer tap, mirror over and cupboard below. The Bathroom also benefits from exposed roof timbers, Velux window and heated towel rail.

OUTSIDE

The shared courtyard at the rear of the property can be approached through the attractive part cobbled archway to the side of 1 Smythm's Court or via the half glazed Back Door in the Kitchen. The property also enjoys the use of an individual parking space within this Courtyard Area.

SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.
Satellite available via Sky.
Superfast Broadband speed is 80 Mbps.
Mobile Phone coverage with EE, Vodafone, O2 and Three (broadband and mobile info taken from ofcom checker, please check suitability/connections with your own provider)
Council Tax Band B - £2,003.59.p.a. for 2026/27

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

** This property may not be suitable for pets or children because of the shared, unsecured Courtyard with open access directly onto the road **

AGENTS NOTE: The pictures are not currently up to date as it has been tenanted since 2023.

INITIAL COSTS

Rent ~ £750 per calendar month
Deposit - £865 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

HOW TO APPLY

Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references

from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

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 - sedative.trudges.famines

DISCLAIMER

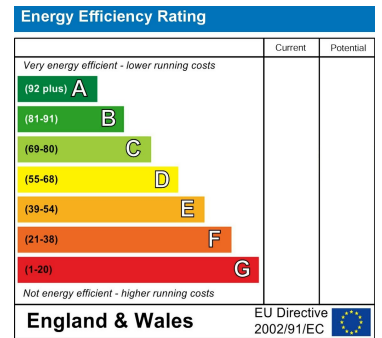
Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.