



24 Langley View, Chulmleigh, EX18 7BQ
£1,000 Per Calendar Month

A modern three storey TOWN HOUSE situated in a small development of similar properties towards the outskirts of Chulmleigh offering attractively presented and adaptable THREE/FOUR BEDROOM and TWO BATHROOM unfurnished accommodation with an enclosed REAR GARDEN. Allocated parking for one car. Available NOW

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 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

24 Langley View is a modern mid-terraced town house situated in a cul-de-sac of similar properties towards the outskirts of Chulmleigh. The property was built in 2005 and is of modern cavity block construction under a slate tiled roof with rendered and colour washed elevations and uPVC double glazing throughout, as well as electric heating. Internally the property benefits from spacious three/four bedroom unfurnished accommodation arranged over three floors including a modern fitted Kitchen, a Sitting/Dining Room, two Bathrooms and a Cloakroom. Outside and to the rear of the property there is an enclosed garden and an allocated parking space for one car. (AGENTS NOTE: Photos are not up-to-date. Current tenant in process of vacating).

ENTRANCE

From the cul-de-sac a step leads into the Shared Storm Porch with external electric meter box to one side, quarry tiled floor, inset ceiling spotlight and door bell giving access to half obscure glazed Front Door opening into the Entrance Hall with painted white panel doors to the Sitting Room, Kitchen and Cloakroom and Stairs leading to the First Floor Landing. Night storage heater to one side, coat hanging space, electric fuse boxes, door bell, coved ceiling, smoke alarm and central ceiling light

KITCHEN

with a range of matching modern fitted units to one two sides under a granite effect roll-top work surface with tiled splash backs, including and incorporating a stainless steel single oven and grill with matching inset four ring ceramic hob and extractor hood over, set between a range of matching wall units. On one side there is a single drainer stainless steel sink unit with mixer tap set below a window to the front with tiled sill. Space and plumbing for a washing machine, space and plumbing for a fridge, electric cooker point and four inset ceiling spot lights.

CLOAKROOM

fitted with low level WC and a pedestal wash hand basin with tiled splash backs. Two inset ceiling spot lights.

SITTING ROOM

including the under-stairs Storage Cupboard. At one end fully glazed sliding Patio Doors overlook and lead out to the Enclosed Rear Garden. Finished with laminate flooring, space and point for a wall mounted TV and wall mounted floating shelf below, wall mounted electric fire, two central ceiling lights, coved ceiling.

FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail to one side and wall mounted wooden hand rail to the other, lead straight to the First Floor Landing with painted panel doors to the Master Bedroom and Bedroom 2. Coved ceiling, smoke alarm, stairs leading to the second floor landing and central ceiling light.

MASTER BEDROOM

A double bedroom with deep bay window to the front with painted wood sill overlooking the quiet cul-de-sac, coved ceiling, wall mounted electric panel heater, central ceiling light and TV and telephone points. In one corner a painted panel door opens into the

ENSUITE

with half tiled walls and fitted with a matching white suite comprising a fully tiled shower cubicle with stainless steel mains fed shower and fully glazed

shower screen; pedestal wash hand basin; and low level WC. Two inset ceiling spotlights, extractor fan, 'Creda' wall mounted electric wall heater, heated towel rail, shaver point and three storage shelves.

BEDROOM 2

Another double bedroom with window to the rear overlooking the garden, night storage heater to one side, central ceiling light and TV point.

SECOND FLOOR LANDING

Returning to the First Floor Landing, stairs with wooden balustrade and handrail to one side and wall mounted hand rail to the other, lead straight to the Second Floor Landing with painted panel doors to Bedrooms 3 and 4 and the Bathroom. Hatch to roof space, central ceiling light, smoke alarm and coved ceiling. Airing Cupboard housing the 'Heatrae Sadia' factory lagged hot water cylinder with electric immersion heater.

BEDROOM 3

Another double bedroom with window to the rear overlooking the garden, night storage heater, central ceiling light.

BEDROOM 4

with window to the front overlooking Langley View. Night storage heater, central ceiling light and wooden display shelf.

BATHROOM

with half tiled walls and fitted with a matching white suite comprising a panel bath with tiled splash backs and stainless steel mixer tap; a pedestal wash hand basin with wall mounted mirror over and three storage shelves to one side, low level WC. Extractor fan, wall mounted electric heater, two inset ceiling lights.

OUTSIDE

To the rear of the house there is an enclosed garden, which is laid with artificial grass with a raised flowerbed to one side and a pedestrian gate at one end leading out to the shared parking area.

INITIAL COSTS

Rent ~ £1,000 per calendar month

Deposit - £1,153 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).

SERVICES & COUNCIL TAX

Mains electricity, mains water and drainage (metered).

Satellite available via Sky.

Ultrafast broadband available - 220 Mbps highest upload speed and 1000 Mbps highest download speed.

Mobile Phone Coverage - 02, Vodafone, EE and Three (broadband and mobile info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band C - £2,289.91 p.a. for 2026/27

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

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PETS: This property is suitable for one small dog or a cat.

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.

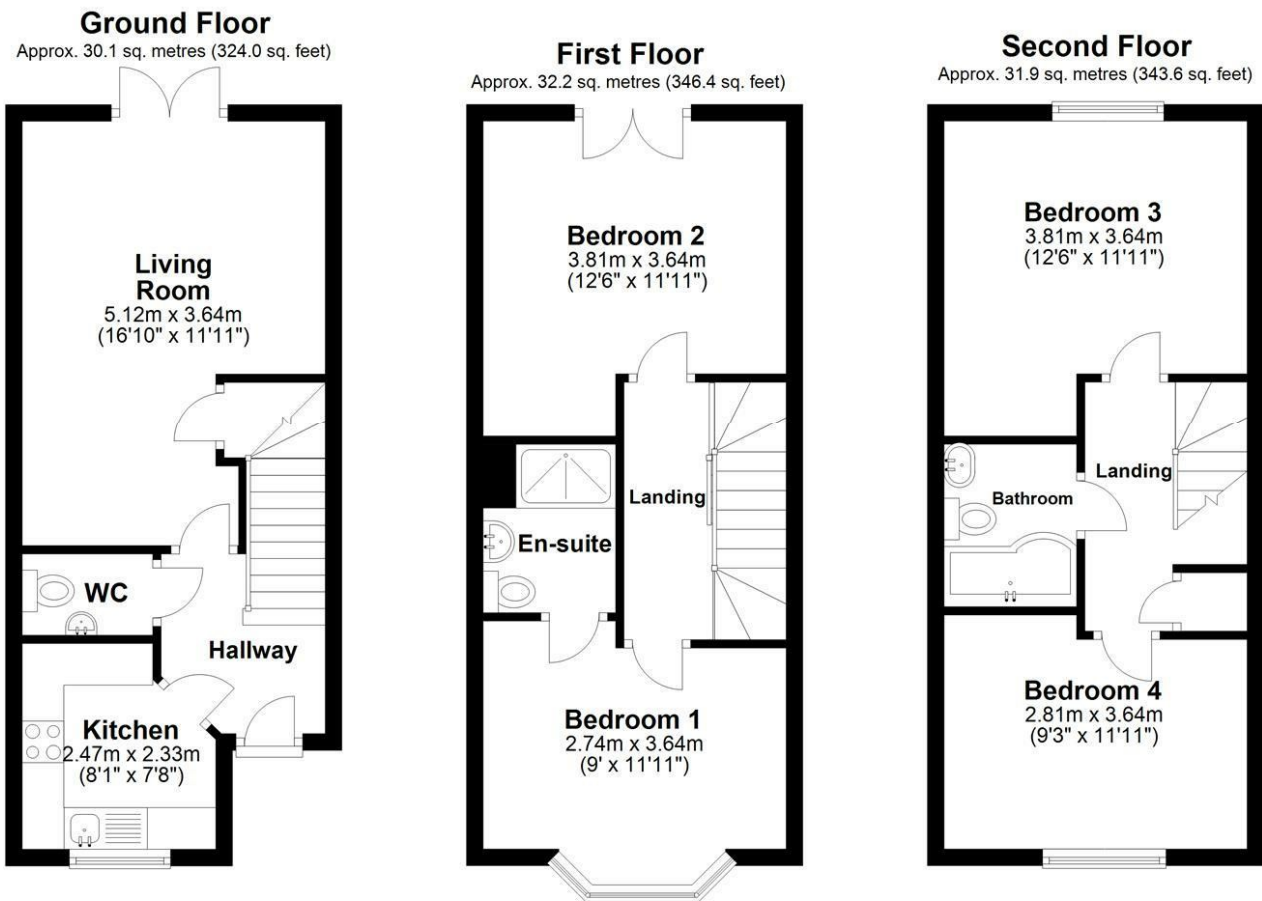
What3words - lakes.lecturers.bikes

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 Landlord/Vendor approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage prospective tenants & 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



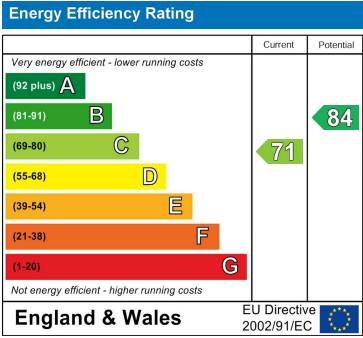
Total area: approx. 94.2 sq. metres (1013.9 sq. feet)
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

24 Langley View

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.