



The Dairy Higher Elstone Farm, Chulmleigh, EX18 7AQ
£700 Per Calendar Month

An exceptionally well presented and spacious SEMI-DETACHED BARN CONVERSION offering UNFURNISHED ONE BEDROOM accommodation with large OPEN PLAN KITCHEN/DINING/SITTING ROOM with OFF-ROAD PARKING and ENCLOSED COURTYARD GARDEN. £700pcm to include WIFI. Viewings available from 15th July 2024.

SITUATION

Elstone is a small hamlet approximately 2 miles from Chulmleigh, 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

The Dairy is a beautifully converted stone barn situated with three other similar properties in a semi-rural location in the heart of Mid Devon about two miles from Chulmleigh. The property is immaculate throughout benefitting from spacious one bedroom accommodation including large open-plan Kitchen/Dining/Sitting Room and a well equipped modern Bathroom. The property is available on an unfurnished basis and benefits from oil fired central heating throughout. There is dedicated parking available and an enclosed paved and gravelled Courtyard Garden at the rear of the property ** PLEASE NOTE; PETS ARE NOT ACCEPTED AT THIS PROPERTY, AS NEXT DOOR TO A WORKING FARM **

ENTRANCE

From the parking area, a heavy wooden Front Door with inset glass light opens into the

OPEN PLAN KITCHEN/DINING/SITTING ROOM

A super open plan room with window to the side and stairs leading to the first floor. At one end there are a range of solid wood units to two sides under a slate worksurface with tiled splash backs including and incorporating a one a half bowl single drainer sink unit with mixer tap and space and plumbing for a washing machine and dishwasher below. On one side is a 'Logic' free-standing electric cooker with double oven and grill and four ring ceramic hob with extractor fan over set between two wall mounted display shelves. The Kitchen also benefits from space and point for a fridge freezer, cupboard housing the electric meters, central heating thermostat, a polished concrete floor, and inset ceiling down lighters. At the other end of the room there is a Sitting Area with TV point, radiator, inset ceiling down lighters, smoke alarm and polished concrete floor. From the Kitchen, stairs with wrought iron and wood balustrade lead to the

BEDROOM

A good sized double bedroom with window to the side with slate sill, radiator, exposed beam, TV point and hatch to roof space. In one corner there is a built-in cupboard fitted with hanging rail and storage shelving. At the rear a door opens into the

BATHROOM

Fitted with a matching white suite comprising a panel bath with stainless steel mixer shower, panelled splash backs and glazed shower screen to one side; a low level WC; and a built-in vanity unit set on a polished slate worksurface with tiled splash backs, stainless steel tap, mirror over and cupboard below. The Bathroom also benefits from a ceramic tiled floor, a velux window, radiator with towel rail over, inset ceiling downlighting and extractor fan.

OUTSIDE

From the parking area a wooden pedestrian gate opens into a Rear Courtyard Garden which is mainly laid to gravel with a paved patio area in one corner. The Garden is very private thus creating a super Summer seating and dining area.

SERVICES (RENTAL)

Mains electricity, mains water and private drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 7 Mbps. Mobile Phone coverage by Vodaphone, EE and 02. Broadband included in rent but all other services paid for addition to the rent for the property. ** Property is unfurnished, but white goods (undercounter fridge/freezer, dishwasher and washing machine) are available to purchase at £50 per item **

RATES

The Tenant will be responsible for the Council Tax ~
To Be Assessed

Rent ~ £700 per calendar month to include broadband, payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

TENURE

The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds).

APPLICATION DETAILS

We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Let Alliance' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

VIEWING

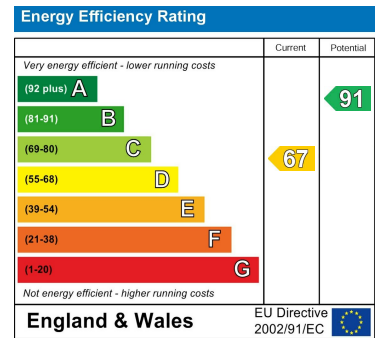
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

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.