



**The Old School House , Chulmleigh, EX18 7QE**  
**£850 PCM**

A rurally located SEMI-DETACHED CHARACTER COTTAGE situated in a quiet village location offering spacious and well laid out THREE BEDROOM unfurnished accommodation with GARDEN and on-road parking for one car. Available Now. Categorically No Pets.

## SITUATION

Hollacombe is a small rural village approximately four miles from Chulmleigh and Winkleigh which both offer an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, a Church, two public houses and a primary school, as well as two restaurants and a wide range of social clubs and activities. Okehampton is twelve miles to the south and offers a more comprehensive range of shops and services including a secondary school, banks, building societies, supermarket and various recreational facilities whilst North Devon's regional centre, Barnstaple, and the cathedral city of Exeter are both approximately forty-five minutes by car. There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton and Barnstaple, nearby tennis courts and clubs, fishing in the rivers Taw and Torridge, golf courses at Chulmleigh, Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

## DESCRIPTION

The Old School is a semi-detached village house situated in a quiet semi-rural location in the centre of Hollacombe. The property is of traditional stone construction under a slate roof uPVC double glazed windows and doors throughout. Internally the property has been recently decorated throughout and offers spacious and well laid out three double bedroom unfurnished accommodation with the benefit of a good sized Sitting Room, a newly fitted Kitchen/Dining Room and a modern Bathroom. The Old School also benefits from oil-fired central heating and night storage heaters. Outside and to the front of the house there is tarmac Front Garden whilst at the rear of the property there is a good sized private garden.

## ENTRANCE

From the road a step leads up to the half glazed Front Door opens into the

## ENTRANCE PORCH

with electric meters and fuse boxes to one side and ample coat and boot storage space. At the rear a half stained glass door opens into the

## ENTRANCE HALL

with doors to Bedrooms 2, 3, the Sitting Room and Bathroom, and stairs with white wooden balustrade and handrail to one side leading to the First Floor Landing. The Entrance Hall is finished with a night storage heater and smoke alarm.

## BEDROOM 3

A dual aspect double Bedroom with windows to the front and side and night storage heater.

## BATHROOM

A newly fitted Bathroom with fully tiled walls and matching white suite comprising a panel bath with side handles and telephone style mixer shower; a pedestal wash hand basin with back lit mirror and stainless steel taps; and a low level WC. The Bathroom is finished with an obscure glazed window to one side, a 'Power flow' wall mounted heater and 8 inset down lighters.

## BEDROOM 2

Another dual aspect double Bedroom with windows to the side and rear, night storage heater.

## FIRST FLOOR LANDING

From the Entrance Hall stairs with wooden balustrade and handrail to one side lead to the First Floor Landing spacious enough for a desk with a white painted panel door to the

## MASTER BEDROOM

Another double Bedroom with a velux window to the rear, night storage heater and four wall uplighters.

## SITTING ROOM

A spacious Sitting Room with a window to the front with night storage heater below, TV and telephone points. At the rear of the room a half glazed door opens into the

## KITCHEN/DINER

A good sized Kitchen/Dining Room fitted with a range of newly fitted matching white gloss units to two sides under a roll top work surface with tiled splash backs, including and incorporating a single drainer stainless steel sink unit with mixer tap, set below a window to the rear over looking the garden. On one side is a built in 'Zanussi' single oven and grill, set below a four ring ceramic hob with extractor hood over, set between a range of matching wall cupboards. The Kitchen is finished with space and plumbing for a washing machine, space and point for a fridge/freezer, two velux windows, 9 inset ceiling down lighters and a night storage heater.

## OUTSIDE

From the road steps lead up to a good sized tarmac front garden with wide tarmac path to one side, leading to the rear garden which is mainly laid to lawn and quite private creating a super addition.

## SERVICES

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

## 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). Please Note: The Landlord categorically will not accept pets.

### **RATES**

The Tenant will be responsible for the Council Tax ~ Band C (£2,026.08 for 2024/2025)

Rent ~ £850 per calendar month, 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.

### **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.

### **VIEWINGS**

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

### **DISCLAIMER**

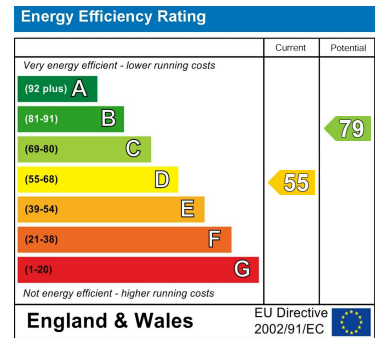
These particulars are issued on the understanding that all negotiations are conducted through The Keenor Estate Agent. The particulars have been reproduced in good faith and although every reasonable care has been taken in their preparation they must be treated as a guideline only and do not constitute any part of an offer or contract. All measurements and distances given within these particulars are approximate and mention of any appliances and/or services does not imply that they are in full and efficient working order. If there are any points of particular importance that need clarifying to interested parties prior to viewing please contact our office.

# 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.