



**Great Pitford Bungalow Great Pitford, Chulmleigh, EX18 7QG**  
**£1,000 Per Month**

A DETACHED BUNGALOW situated in a quiet rural location between Winkleigh and Chulmleigh offering newly renovated THREE BEDROOM UNFURNISHED accommodation including an open plan Kitchen/Living Area, a separate Utility Room, a Bathroom and a Cloakroom with ample OFF ROAD PARKING AND A LARGE GARDEN. What 3 words location : baths.climbing.grownup

## SITUATION (CHULMLEIGH)

Great Pitford Bungalow is situated on Great Pitford Farm at Hollacombe between Chulmleigh and Winkleigh, both small but busy towns set in the heart of rural Devon. They are active and friendly communities both offering a good range of local shops between them including a bakery, a butcher, a dairy, newsagent, florists, hairdressers etc, a primary school in Winkleigh 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

Great Pitford Bungalow is a detached bungalow situated in a rural location on a farm between Winkleigh and Chulmleigh allowing lovely far reaching views. The property is of modern cavity block construction under a tiled roof with part rendered and colour washed elevations and uPVC double glazed windows throughout. Great Pitford Bungalow has recently been the subject of much improvement including installing new oil fired central heating, replacing the bathrooms suites and upgrading the Kitchen. Internally the accommodation briefly comprises an Entrance Hall, a light and spacious triple aspect open plan Kitchen/Living Area, a separate Utility Room, a Cloakroom, three Bedrooms and a Bathroom.

Outside and to the front of the house there is off-road parking for at least three cars whilst at the rear there is a large garden.

## ENTRANCE

From the front a concrete Storm Porch gives access to the half obscure glazed Front Door with matching glazed panel to one side, opens into the

## ENTRANCE HALL

with doors off to all principal rooms, radiator, hatch to roof space, smoke alarm and heating and hot water control panel. On one side, a cupboard houses the pressurised hot water cylinder with electric immersion heater.

## OPEN PLAN KITCHEN/LIVING AREA

A light and spacious triple aspect open plan Kitchen/Living Area with windows to the front, side and rear allowing lovely rural views. In one corner is a modern Kitchen incorporating a range of wall and floor units under a laminate work surface with tiled splash backs, and a one and a half bowl single drainer sink unit with mixer tap set below a window to the rear overlooking the garden. On one side there a freestanding electric cooker with stainless steel extractor fan over. The Open Plan Living Area is large enough to incorporate a dining space for a six seater dining room table as well as a comfortable Sitting Area with two radiators, inset ceiling down lighting, smoke alarm and a TV point. In one corner a door opens into the

## REAR HALL/UTILITY ROOM

A useful room fitted with a single drainer stainless steel sink unit with cupboard below, and space and plumbing for a washing machine to one side, all set below a window to the rear overlooking the garden. In one corner a half glazed Back Door leads out to the rear garden, whilst on one side a further door leads into the Cloakroom. The Utility Room also benefits from the electric meters and fuse boxes and radiator.

## CLOAKROOM

fitted with a low level WC and a pedestal wash hand basin with stainless steel mixer tap. The Cloakroom also benefits from an obscure glazed window to the rear and a heated towel rail.

## BEDROOM 1

A good sized double room with window to the front overlooking the garden with radiator below.

## BEDROOM 2

Another double bedroom with window to the front with radiator below.

## BEDROOM 3

A double bedroom with window to the rear with radiator.

## **BATHROOM**

A newly fitted bathroom with part panelled walls and matching white suite comprising a panel bath with stainless mixer tap; a walk-in shower cubicle with stainless steel mixer shower and glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with stainless steel mixer tap. The bathroom is finished with a heated towel, and an obscure glazed window to the rear.

## **OUTSIDE**

Great Pitford Bungalow is approached over a part shared drive giving access to the front of the bungalow and a good sized off-road parking area allowing enough space for at least three cars and access to the Front Door. At the rear of the bungalow there is a large garden which is mainly laid to lawn with the oil tank on one side.

## **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 3 Mbps. Mobile Phone coverage by EE, Vodafone and 02. All services to be paid for in addition to the rent for the property. Council Tax Band C - Torridge District Council 2024/25 - £2026.80.

## **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.

## **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 - PETS AND YOUNG CHILDREN WILL NOT BE ACCEPTED AT THIS PROPERTY DUE TO UNSECURED NATURE OF THE GARDEN & PROPERTY IS NEXT DOOR TO A WORKING FARM.

## **RATES**

The Tenant will be responsible for the Council Tax ~ Band C - Torridge District Council 2024/25 - £2026.80.

Rent ~ £1000 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.

## **VIEWING**

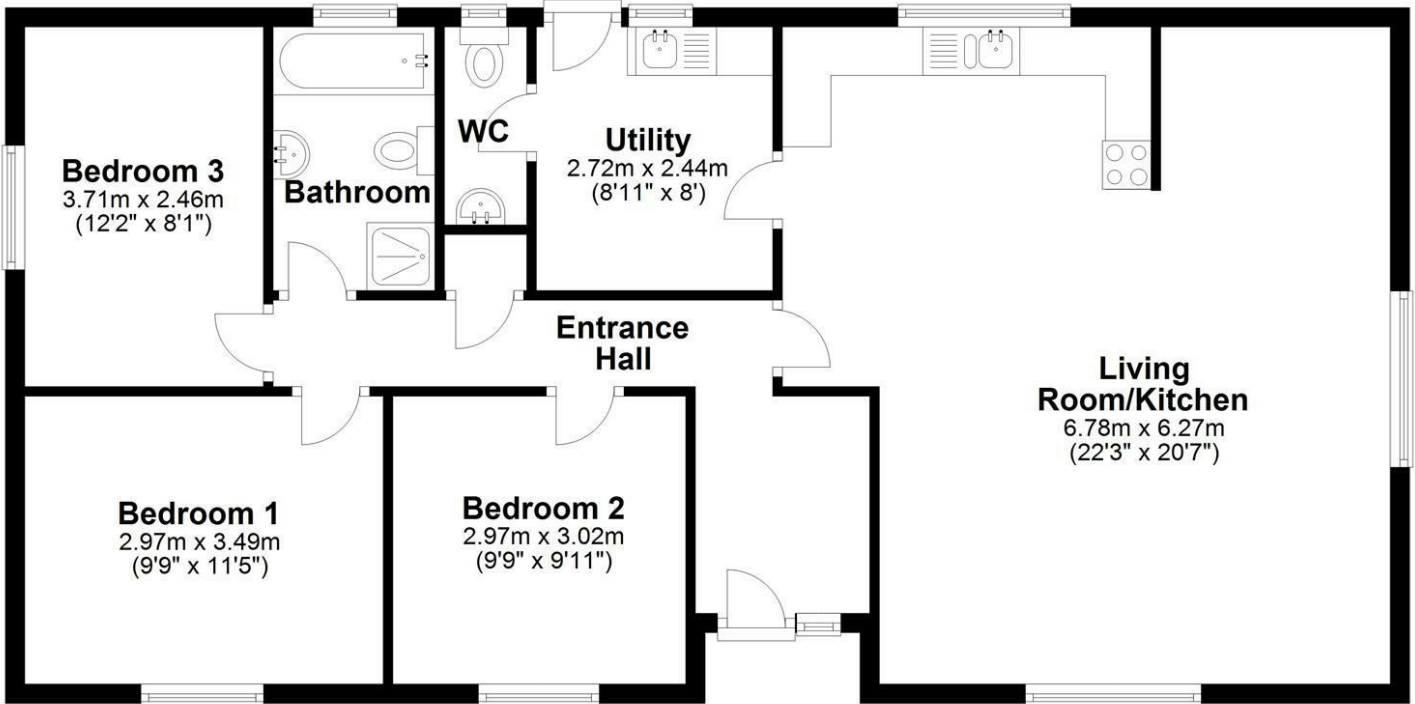
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

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## Floor Plan

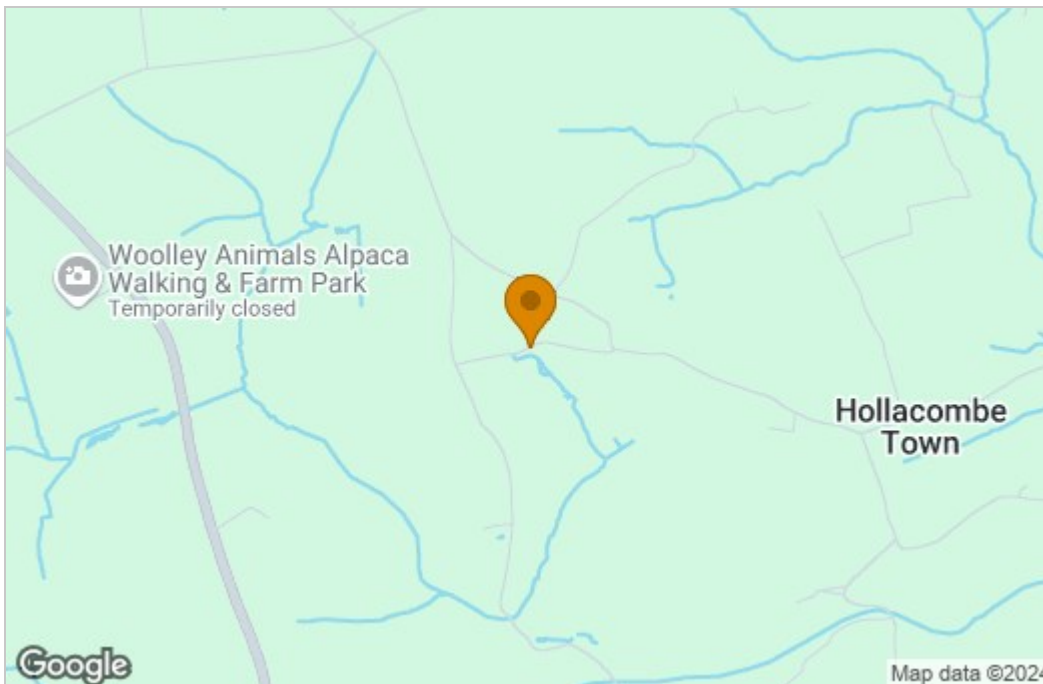
### Ground Floor

Approx. 94.0 sq. metres (1011.9 sq. feet)

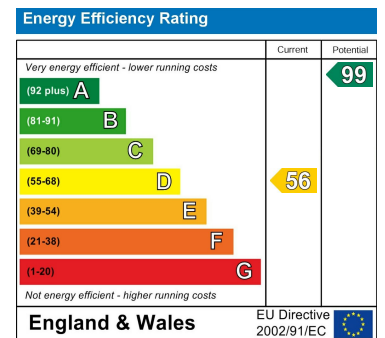


Total area: approx. 94.0 sq. metres (1011.9 sq. feet)

## 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.