



5 Langley View, Chulmleigh, EX18 7BQ
£850 Per Calendar Month

A deceptively spacious MID TERRACE MODERN HOUSE situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh offering attractively presented TWO BEDROOM accommodation with a STUDY, including a modern Kitchen and a Sitting Room with a good sized GARDEN and one allocated parking space in a communal parking area.

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

5 Langley View is a most attractive end terrace house situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh, but still convenient for the towns shops and amenities. The property was built approximately 16 years ago and is of modern cavity brick construction under a tiled roof with uPVC double glazing throughout. Internally the house is well presented throughout offering well laid out and deceptively spacious two bedroom family accommodation including a well appointed shaker style Kitchen, a ground floor Cloakroom, a Study, and a light and spacious Sitting Room which overlooks and leads out to the garden. 5 Langley View has been recently decorated with new carpets upstairs and also benefits from night storage heating and modern sanitary wear throughout. Outside and to the rear of the house there is a larger than average enclosed private garden which is mainly laid to lawn with established shrub borders and a small paved patio area, creating an ideal Summer Seating area and a great site for flower pots and planters. One allocated parking space in the communal car park.

ENTRANCE

From the quiet cul-de-sac a short paved path leads up to the new uPVC half double glazed Front Door opening into the

ENTRANCE HALL

with white painted panel doors to the Kitchen, Sitting Room and Cloakroom and easy turn stairs leading to the First Floor Landing. The Entrance Hall also benefits from a smoke alarm, a coved ceiling, and is finished with a plank effect floor covering.

CLOAKROOM

fitted with a matching white suite comprising a low level WC and pedestal wash hand basin with tiled splash backs and stainless steel mixer tap. The Cloakroom also benefits from the electric meters and fuse boxes, electric panel heater, extractor fan and a plank effect floor covering.

KITCHEN

A modern Kitchen comprising a range of attractive grey/blue shaker style units to two sides under a wood block effect laminate work surface with contrasting cream tiled splash backs including and incorporating a one and a half bowl single drainer ceramic sink unit with mixer tap set below a uPVC double glazed window to the front with tiled sill and space and plumbing for a washing machine to one side. The Kitchen also benefits from a stainless steel single oven and grill with inset four ring ceramic hob and stainless steel extractor hood over set between a range of matching wall cupboards. In one corner is space and point for a fridge freezer whilst on the opposite side is space for a four seater Dining Room table. The Kitchen is finished with inset ceiling down-lighters and a plank effect floor covering.

SITTING ROOM

A light and spacious Sitting Room with uPVC double glazed sliding patio doors overlooking and leading out to the garden, allowing good natural light. The room is finished with a coved ceiling, TV point, plank effect floor covering and an electric night storage heater. On one side is a white panel door opens into useful built-in storage cupboard fitted with a range of shelving.

STAIRS & LANDING

Returning to the Entrance Hall, easy-turn stairs with wooden hand rail to one side lead to the First Floor Landing with white painted panel doors off to all principal rooms, hatch to roof space, smoke alarm and coved ceiling.

BEDROOM 1

A good sized double Bedroom with a uPVC double glazed window to the front with painted wood sills overlooking Langley, TV point.

BEDROOM 2

Another double bedroom with uPVC double glazed window to the rear with painted wood sill overlooking the garden and point for electric panel heater.

STUDY

A single room used as a Study with hanging rail and storage shelving with uPVC double glazed window to the front and electric panel heater. On one side a white painted panel door opens into the Airing Cupboard housing the factory lagged hot cylinder with electric immersion heater and range of slatted shelving.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap with wall mounted shower attachment, side handles and glazed shower screen to one side; pedestal wash hand basin with stainless steel mixer tap and a low level WC with stainless steel flush, set below an obscure uPVC double glazed window to the rear with tiled sill. The Bathroom is finished with a heated electric towel rail, 'Dimplex' electric wall mounted heater, an extractor fan and inset ceiling down lighters.

OUTSIDE

From the Sitting Room fully glazed sliding patio doors overlook and lead out to the enclosed garden which is mainly laid to lawn with mature shrub borders creating a really super addition. Immediately to the rear of the house is a paved patio area with a raised shrub border to one side creating a lovely Summer Seating Area and an ideal site for flower pots and planters. In one corner is a wooden garden shed ideal for storage. The garden is very private with a wooden pedestrian gate in one corner, which returns to Langley and allows external rear access to the property and an allocated parking space in the communal parking area.

SERVICES

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations.

RATES

The Tenant will be responsible for the Council Tax ~ Band C (£2,185.36 p.a. for 2025/2026)

Rent ~ £850 per calendar month, payable in advance by Standing Order

In-Going Costs ~ One months' rent in advance plus the Deposit (deposit equal to five week's rent) to be received in cleared funds prior to an agreed move-in date. Deposit held by The Keenor Estate Agent in a government approved Deposit Scheme and returned to the Tenant at the end of the tenancy, subject to Landlord approval after a final inspection of the property condition which will be compared against a move-in inventory.

TENURE

The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will only be granted upon successful completion of all I.D. checks, referencing, fully signed tenancy documents and receipt of cleared funds (first months' rent in advance plus the deposit) prior to an agreed move-in date. Please Note: Pets by arrangement.

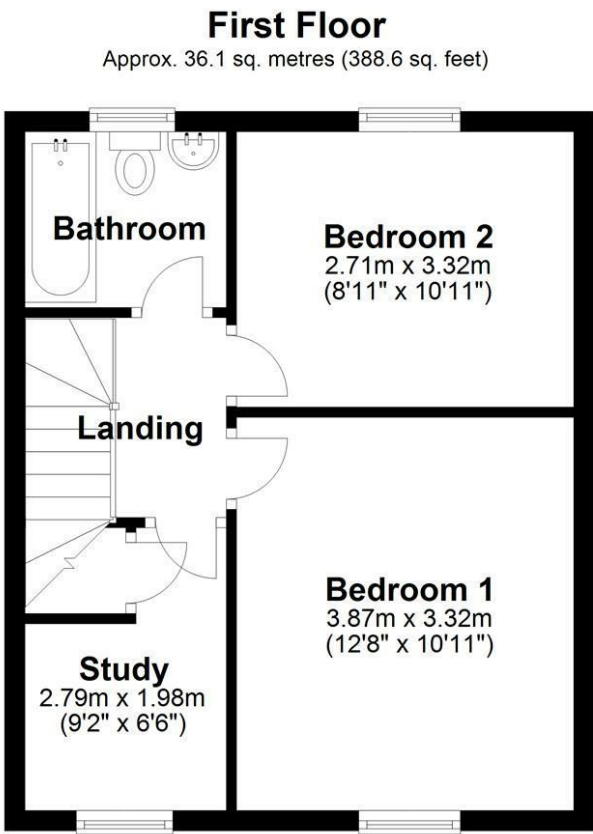
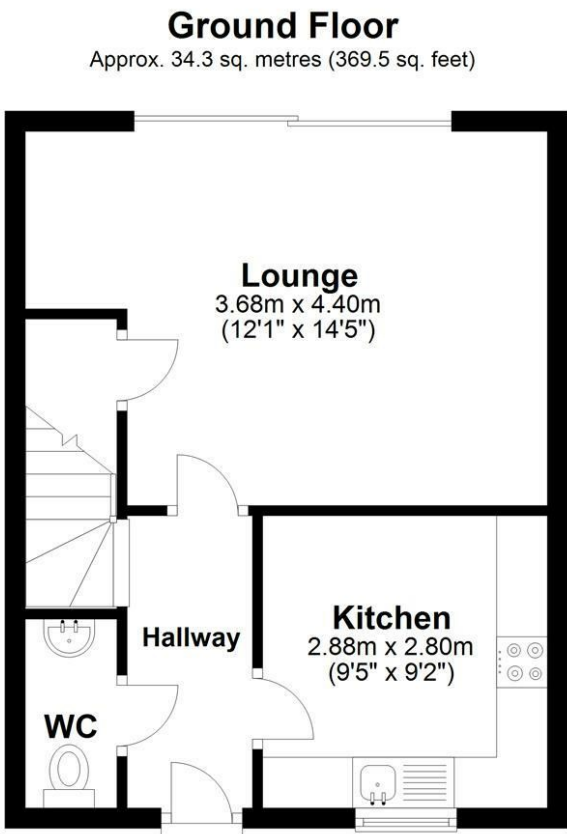
APPLICATION DETAILS

All prospective tenant(s)/permitted occupier(s)/guarantors aged 18+ must complete their own application forms and provide original acceptable I.D. documents to comply with Money Laundering and Right to Rent legislation. For successful applications, a sanction check will also be conducted via Smartsearch against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018. All applications are subject to landlord approval, referencing and contract.

VIEWING

Strictly by appointment through the agent. Out of Hours
Please Call 01769 580024

Floor Plan

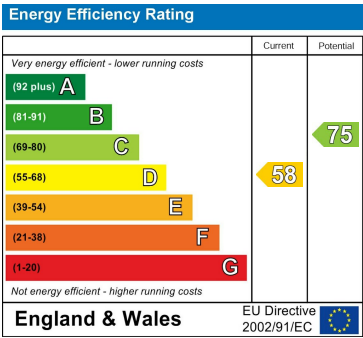


Total area: approx. 70.4 sq. metres (758.0 sq. feet)
5 Langley View

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.