



2 Great View, Chulmleigh, EX18 7DY
£800 PCM

A modern MID TERRACE HOUSE situated towards the outskirts of Chulmleigh offering attractively presented TWO BEDROOM unfurnished accommodation including a stylish Kitchen, a Sitting Room, a Cloakroom and a Bathroom with dedicated off-road PARKING, SINGLE GARAGE and ENCLOSED GARDEN. Viewings starting 19th August 2026. Property available from 11th September 2026.

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 butcher, 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

2 Great View is a modern mid terrace house built to a high standard by Devonshire Homes in 2019 being of modern timber framed construction under a tiled roof with coloured k-rend elevations and uPVC double glazed windows and doors throughout. Internally the attractively presented unfurnished accommodation is well laid out over two floors and briefly comprises a stylish Kitchen fitted with integrated appliances, a down stairs Cloakroom, a good sized Sitting/Dining Room, two double Bedrooms and a modern Bathroom with shower. 2 Great View also benefits from under-floor heating on the ground floor and radiators on the first floor serviced by an air source heat pump making it an economic energy efficient house. Outside and at the rear of the property there is dedicated off-road parking for one car allowing access into an enclosed garden which is mainly laid to lawn.

Immediately to the rear of the house there is a paved patio area giving access into the Sitting Room via the french doors. 2 Great View also benefits from a Garage.

ENTRANCE

From the front a composite Front Door opens into the

ENTRANCE HALL

with doors to the Kitchen, Sitting/Dining Room and Cloakroom and easy turn stairs leading to the First Floor Landing. The Entrance Hall is finished with a smoke alarm.

CLOAKROOM

with partially tiled walls and matching white suite comprising a low level WC set below an obscure glazed window to the front, and a wall mounted wash hand basin with stainless steel taps. The Cloakroom is finished with under floor heating.

KITCHEN

A lovely modern Kitchen fitted with a range of matching gloss units to three sides under a roll top work surface and up-stand including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the front overlooking Great View. On one side there is a built-in 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 units, whilst in one corner is an integrated fridge/freezer. The Kitchen is finished with an integrated dishwasher, an integrated washer dryer, track of ceiling spot lights and a central heating thermostat.

SITTING/DINING ROOM

A good sized room with fully glazed French Doors overlooking and leading out to the garden. In one corner there is enough space for a four seater Dining Room table, whilst on the opposite side is a built-in under-stairs storage cupboard. The Sitting Room is finished with a TV point, under floor heating and central heating thermostat.

STAIRS AND LANDING

Returning to the Entrance Hall, easy turn stairs with wall mounted hand rail to one side lead to the First Floor Landing with doors off to all principal rooms, hatch to roof space, smoke alarm and radiator.

BEDROOM 1

A good sized double bedroom with window to the rear overlooking the garden with radiator below, central heating control panel and a TV point.

BEDROOM 2

Another double bedroom with a window to the front overlooking Great View. On one side is a built-in over stair cupboard housing the pressurised hot water cylinder with electric immersion heater. The room is finished with a radiator and TV point.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer shower over and glazed shower screen to one side; a low level WC with inset flush; and a wall mounted wash hand basin with stainless steel taps. The room is finished with a heated towel rail, extractor fan and shaver point.

OUTSIDE

From the front, a path leads up to the Front Door, whilst on one side of the neighbouring house there is dedicated parking for one cars allowing access through a wooden pedestrian gate into an enclosed lawned Garden. On one side is the air source heat pump, whilst at one end there is a paved patio area allowing access into the Sitting/Dining Room. 2 Great View also benefits from a Single Garage.

INITIAL COSTS

Rent ~ £800 per calendar month

Deposit - £923 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 private drainage
Air Source Heat Pump providing domestic hot water and servicing radiators
Satellite available via Sky
Ultrafast Broadband available at 1800 Mbps
Mobile Phone coverage by O2, EE, Vodafone and Three (info taken from ofcom checker, please check suitability/connections with your own provider)
Council Tax Band B - £2,003.59.p.a. for 2026/27

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

PETS: By arrangement with the Landlord

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.

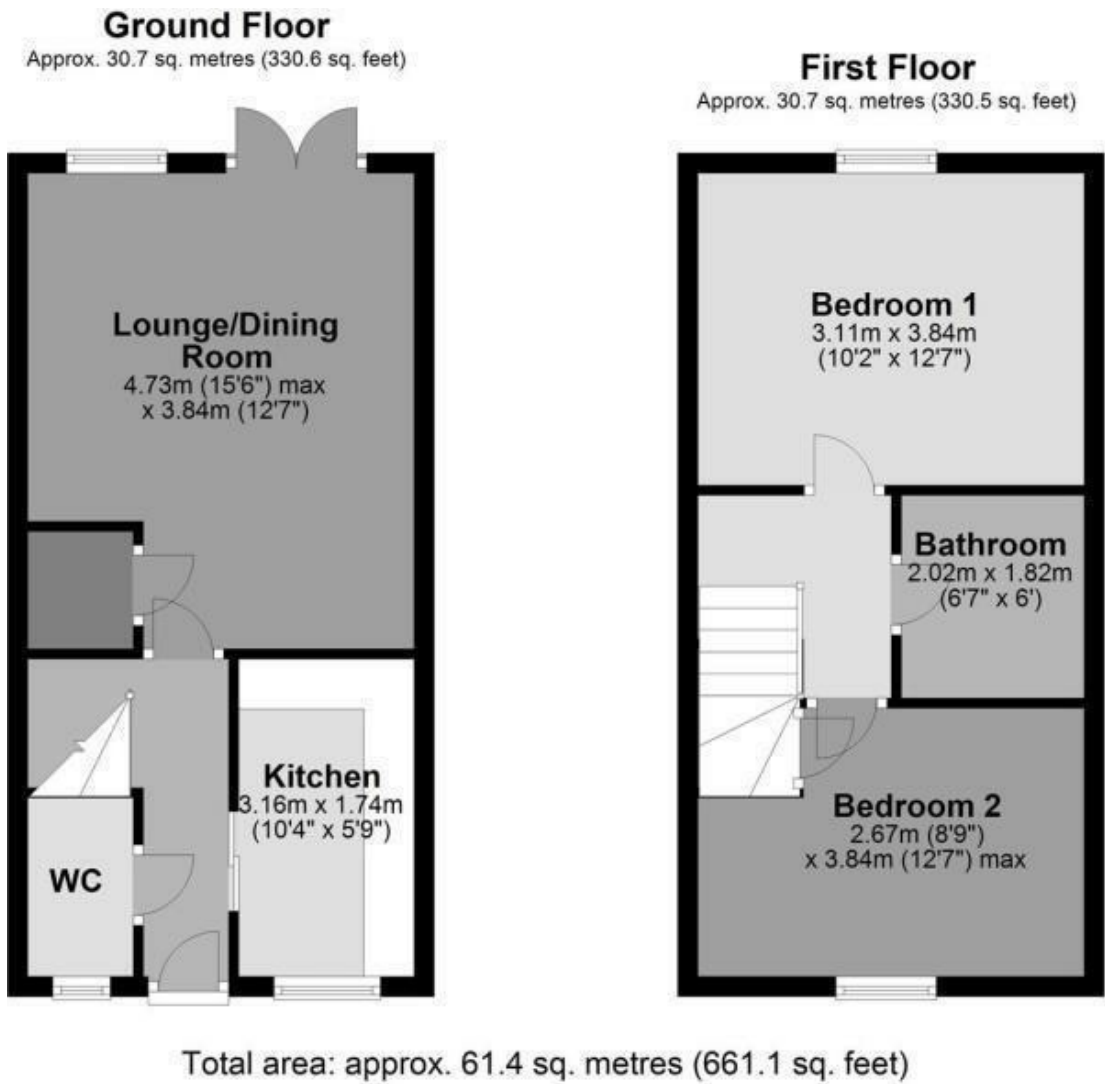
For sat nav purposes - please use the property address or postcode.

What3words - [flag.detective.archive](https://www.what3words.com/)

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 the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage 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.

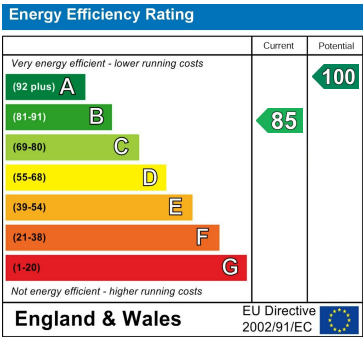
Floor Plan



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.