



2 The Terrace, Chulmleigh, EX18 7LX

£750 PCM

A MID TERRACE CHARACTER COTTAGE situated in the centre of a quiet village offering spacious TWO BEDROOM unfurnished accommodation including a Sitting Room with a Woodburner, a Kitchen/Breakfast Room and a Bathroom with GARDEN to the front. Street Parking only (no permit required). Pets by arrangement. Available now.

SITUATION

The peaceful village of Ashreigney is located in the heart of the rural Devon countryside, bordering the Taw Valley. The village itself offers a Village Hall and Parish Church while the nearby village of Chulmleigh, approximately 3.5 miles, offers a further range of local shops and facilities including a bakers, dairy, general store and a butchers, along with both a primary and secondary school/community college, health centre, dental surgery, post office, hairdressers, Church, library, three public houses and a short 18 hole golf course. The market town of South Molton to the north and Torrington to the west both offer a more comprehensive range of facilities and amenities, while the local railway station at Eggesford, 3 miles, provides a rail link between Exeter and Barnstaple. There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton and Barnstaple

DESCRIPTION

2 The Terrace is a mid terrace cottage situated in a quiet off-road location in the centre of Ashreigney offering character two bedroom unfurnished accommodation with a Sitting Room, Kitchen, and a Bathroom. The property is attractively presented throughout and benefits from a wood burner and electric night storage heaters. At the front of the house there is a good sized garden whilst at the side there is an allotment style garden, which is mainly laid to lawn. At the rear of the house there is a shared courtyard with three useful storage sheds.

ENTRANCE

From the front a uPVC double glazed front door opens into the

ENTRANCE HALL

With stairs leading to the First Floor Landing and door into the Sitting Room, smoke alarm.

SITTING ROOM

A good sized room with window to the front overlooking the garden and exposed stone fireplace on one side housing a multi-fuel stove with slate hearth and original Victorian style storage and display fitted into the recess at the side, TV point, night storage heater and under stairs storage cupboard, electric fuse boxes. In one corner a door and step open up to the

KITCHEN

Fitted with a range of cream shaker style units to two sides under a roll top work surface with tiled splashbacks, including and incorporating a one and a half bowl single drainer sink unit with mixer tap, set below an internal window to the rear overlooking the outside storage shed. The Kitchen also benefits from space and plumbing for a washing machine, space and point for a tumble dryer, night storage

heater, space and points for a fridge and freezer, window to the front overlooking the garden, and a range of matching wall cupboards. In one corner back door opens out into the storage area.

FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs with wooden handrail to one side lead to the first floor landing with doors to off both Bedrooms and the Bathroom.

BATHROOM

Fitted with a matching white suite comprising a panel bath with tiled splashbacks and an electric shower at one end with a glazed shower screen to one side; low level WC also with tiled splashbacks; and a pedestal wash hand basin with tiled splashbacks and stainless steel taps. On one side is the Airing Cupboard fitted with a factory lagged hot water cylinder with electric immersion heater and range of slatted shelving to one side. The Bathroom is finished with a heated towel rail, uPVC double glazed window to the rear and extractor fan.

MASTER BEDROOM

A good sized double Bedroom with window to the front overlooking the garden, night storage heater and a Victorian style fireplace to one side.

BEDROOM 2

Another double Bedroom with window to the front overlooking the garden, night storage heater and Victorian cast iron fireplace on one side. In one corner is a built in wardrobe fitted with hanging rail.

OUTSIDE

Outside and to the rear of the property there is a walk in log shed with coal and logs and two steps lead out to a shared courtyard garden with two storage sheds. There is a lawned front garden and a further allotment style garden at the side.

INITIAL COSTS

Rent ~ £750 per calendar month

Deposit - £865 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.

Satellite available via Sky.

Superfast Broadband (Fixed Wireless) may be available via EE or Airband - 62 Mbps highest download speed.

Mobile Phone coverage by 02, Three, Vodafone and O2 (broadband and mobile info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band B - £1,989.57.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 - hacksaw.announce.necklaces

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'/Landlords' approval prior to publishing, however they are a general guide and cannot be

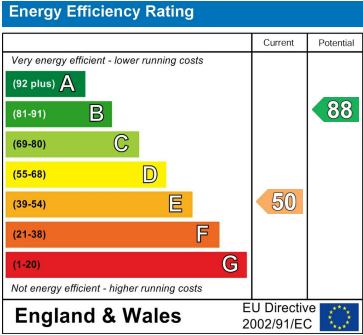
relied upon as factual statements. We encourage buyers/prospective tenants to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are 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



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