



Savourys Cottage Chulmleigh Hill, Chulmleigh, Devon  
EX18 7ES

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Wonderfully positioned 2-bed detached character cottage on the banks of the Little Dart River offering comfortable accommodation, sizeable mature garden and parking.

Chulmleigh - half a mile, Winkleigh - 6.5 miles, South Molton - 9 miles

- Oil-fired central heating
- Located on the edge of Chulmleigh
- New wood burner
- Utility room/workshop
- Available 5 January
- One pet may be considered by negotiation
- 12+ months
- Deposit £917
- Council Tax Band C
- Tenant Fees Apply

£795 Per Calendar Month

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## THE PROPERTY COMPRISES

Timber front door leads to:

### KITCHEN/BREAKFAST ROOM 11'10" x 9'4"

Fully fitted shaker style kitchen in cream with wooden handles and slate covered work surface. Belfast sink. Stainless steel mixer tap. Electric cooker with extraction hood over. Tiled floor. Radiator. Heating controls. Fuse board.

### BEDROOM 2 7'9" x 7'4"

Versatile room suitable for use as an office, hobby room or (occasional) bedroom. Fitted carpet. Radiator.

### LIVING ROOM 12'8" x 11'11"

Spacious dual aspect room with newly fitted wood burner set into stone fire place. Exposed ceiling beams. Red quarry tiled floor. Carbon monoxide alarm. Smoke alarm. Stairs rising to the first floor.

### FIRST FLOOR LANDING

Carpet. Airing cupboard. Smoke alarm. Radiator.

### BATHROOM 8'4" x 6'3"

3-piece avocado suite with shower over the bath. Heated towel rail. Fitted carpet.

### BEDROOM 1 12'0" x 11'11"

Spacious dual aspect bedroom. View of the river. Fitted carpet. Radiator.

### OUTSIDE FRONT

Bin store. Shared off-road parking for 2 cars.

### UTILITY ROOM/WORKSHOP 7'5" x 4'6"

Space and plumbing for washing machine. Fitted shelving. Light and power connected. Tiled floor. Oil boiler.

### OUTSIDE REAR

Wonderful mature garden with cobbled path leading to the cottage and paved patio area. Lawn with borders. Small pond. Further larger lawn to the rear with greenhouse and shed. A peaceful riverside setting.

### SERVICES

Electric - Mains connected - Key meter

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Shared mains water- £35 per calendar month payable to the landlord for water.

Heating - Oil fired central heating. Wood burner in the living room.

Ofcom predicted broadband services - Superfast: Download 32 Mbps, Upload 3 Mbps

Ofcom predicted mobile coverage for voice and data: External - EE and Vodafone.

Local Authority: Council tax band C

### AGENT'S NOTE

The landlord will maintain the hedges and oversee garden maintenance.

### DIRECTIONS

From the centre of Chulmleigh, proceed down Chulmleigh Hill out of the village down to the Little Dart River. The property will be found across the bridge immediately on the left.

What3Words ///branched.jets.navy

### SITUATION

The property is located just outside of Chulmleigh, a popular small town set on the eastern side of the highly attractive Taw Valley. The town offers excellent day to day facilities including post office, shops, public houses, medical centre and short hole golf course as

well as primary and secondary schooling.

The larger market town of South Molton is about 12 miles to the north and offers a further range of amenities together with access to the A361 North Devon Link Road towards Barnstaple and Tiverton.

There are many opportunities for salmon and sea trout fishing on the nearby River Taw and to the north and south are the National Parks of Exmoor and Dartmoor, renowned for their spectacular scenery and excellent opportunities for walking, riding and fishing.

There is good access via the A377 Taw valley road north to Barnstaple and the stunning North Devon coastline and also south to Crediton and the county town of Exeter with its extensive range of facilities and commercial venues as well as an international airport.

The Tarka Line railway line provides a regular service between Exeter and Barnstaple with the nearest stations at Kings Nympton and Eggesford.

### RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)

### LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 5 January. RENT: £795.00 PCM exclusive of all other charges. WATER £35.00 per calendar month payable to the landlord. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £820.00. DEPOSIT: £917.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). No sharers or smokers. A minimum annual gross household income of £23,850.00 is required to be considered. References required, viewings strictly through the agents.

### TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £183.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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