



40 Langley View, Chulmleigh, Devon EX18 7BQ

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## Ground floor apartment set within the village of Chulmleigh

South Molton 12 miles Barnstaple 18 miles Exeter 24 miles

- Kitchen/ Sitting Room • Two Double Bedrooms • Modern family bathroom • Small garden to the rear • One Parking bay • Electric Heating • Walking distance to village • Available End of June • EPC Band D

£600 Per Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## SITUATION

Langley View is situated in the town of Chulmleigh, a popular small town in the midst of beautiful unspoilt rolling Devon countryside. Chulmleigh offers excellent day to day facilities including post office, shops, banking, church, chapel, as well as senior and junior schooling.

The market town of South Molton is about 12 miles to the north and offers a further range of amenities and access to the A361 North Devon link road towards Barnstaple. To the south the Cathedral City of Exeter, about 22 miles, offers direct access onto the M5 motorway, airport and a main line railway station to London/Paddington. There is a branch line service running from Exeter to Barnstaple (The Tarka Line) with stations at Eggesford and Kings Nympton within about 3 miles of the property. To the north, the regional centre of Barnstaple is approximately 20 miles and offers an excellent range of shopping and recreational facilities.

The property is well situated for access to the major centres, but is also well situated for access to the National Parks of both Exmoor to the north and Dartmoor to the south.

## ENTRANCE HALL

With fuse boxes and smoke alarm. Carpets. Leading to HALLWAY with airing cupboard. Doors off to

## MASTER BEDROOM

Double glazed windows to front. Electric panel heater. Fitted Carpets.

## BEDROOM TWO

Double glazed windows to rear. Small freestanding wardrobe. Electric panel heater. Fitted carpet.

## BATHROOM

Obscure double glazed window to rear. Modern suite comprising:- Panel bath with shower over. Low level WC. Vanity unit wash hand basin. Extractor unit. Lino floor.

## KITCHEN/ SITTING ROOM

Modern fitted kitchen comprising of wall and base units to two sides with stainless steel single drainer sink unit. Built-in electric oven and hob with extractor unit. Built-in dishwasher. Built-in washing machine. Recess for fridge freezer. Double glazed windows to side

and front. Lounge area:- Night storage heater, TV point, BT point. Fitted carpet.

## OUTSIDE

To the rear of the property is a small garden with patio area. One parking bay.

## SERVICES

Main Electric and Water. Electric heating. Council Tax Band B.

## DIRECTIONS

From South Molton square turn into South Street and continue down this road for approximately 8.5 miles, turn left at the A377 and left again after at first Chulmleigh junction. Following this road into Chulmleigh, just before you arrive in the village turn left towards Beacon Rise and following signs to Langley View and the property can be found on the right hand side. Marked by a Stags board.

## LETTINGS

The property is available to let on an Assured Shorthold Tenancy for 6 /12 months plus, unfurnished and is available at the end of June. RENT: £575 PCM exclusive of all charges. Children/A pet considered (Terms apply). DEPOSIT: £663.00 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). References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) 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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68	68	75
E	39-54		
F	21-38		
G	1-20		
The less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			