Toby Cottage
Ashreigney, Chulmleigh EX18 7NH

- Detached Country Cottage
- Two Bedroom
- Unfurnished
- Parking and Garden

Rent ~ £750 pcm
SITUATION Toby Cottage is situated in a rural location between Ashreigney and Hollocombe, approximately four miles from Chulmleigh and Winkleigh which both offer an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, a Church, two public houses and a primary school, as well as two restaurants and a wide range of social clubs and activities. Okehampton is twelve miles to the south and offers a more comprehensive range of shops and services including a secondary school, banks, building societies, supermarket and various recreational facilities whilst North Devon’s regional centre, Barnstaple, and the cathedral city of Exeter are both approximately forty-five minutes by car. There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton and Barnstaple, nearby tennis courts and clubs, fishing in the rivers Taw and Torridge, golf courses at Chulmleigh, Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, and sailing and watersports on North Devon’s scenic and rugged coastline, being approximately three-quarters of an hour’s drive.

DESCRIPTION Toby Cottage is a detached country cottage situated in an outstanding rural location approximately two miles from Ashreigney. Internally the cottage offers spacious and well presented two bedroom unfurnished accommodation with a well appointed Kitchen/Dining Room, a Rear Hall/Utility Room, a Cloakroom, a Sitting Room and a modern first floor Bathroom. The property has recently been much improved with the installation of a new Kitchen, new electric heaters and a modern Bathroom with Shower, as well as being re-decorated and re-carpeted throughout. Outside and on one side of the drive there is off-road parking for two cars, whilst at the front of Toby Cottage there is a good sized lawned garden. The property also benefits from two storage sheds.

ENTRANCE From the concrete path at the front of the cottage a half uPVC double glazed Front Door opens

KITCHEN/BREAKFAST ROOM A spacious room fitted with a range of matching modern fitted units to two sides under a roll-top work surface including and incorporating a single drainer stainless steel sink unit with mixer tap set below a recessed uPVC double glazed window to the front overlooking the garden with space and plumbing for a dish washer below. On one side there is a built-in ‘Lamona’ stainless steel single oven and grill with inset four ring ceramic hob and pull out extractor hood over, set between a range of matching wall units. At one end there is a space and point for a fridge/freezer whilst on one side there is a night storage heater. The Kitchen is finished with a ceramic tiled floor and smoke alarm. On one side a door open into the Inner Hall, whilst in one corner, a door opens into the

REAR HALL/UTILITY ROOM fitted with a matching roll-top work surface to one side with space and plumbing for a washing machine below. At the rear a half uPVC double glazed Back Door with window to one side leads out to the rear of the property whilst on one side a further door leads into the Cloakroom. The Hall is finished with a ceramic tiled floor and overhead light.

CLOAKROOM fitted with a matching white suite comprising a low level WC and a corner wash hand basin with stainless steel tap, obscure uPVC double glazed window to the rear with heated towel rail below.

INNER HALL Returning to the Kitchen, a door opens into the Inner Hall with further doors to a useful Under-stairs Storage Cupboard, a Walk-In Larder Cupboard with window to the front and fitted shelving, and a door into the

SITTING ROOM A good sized room with two uPVC double glazed windows to the front overlooking the front garden and allowing good natural light, night storage heater and a cupboard housing the electric meters and fuse boxes. In one corner is an attractive built-in display cupboard. The room is finished with a TV point, smoke alarm and painted
STAIRS & LANDING easy turn stairs leading to the First Floor Landing with doors off to all rooms, smoke alarm and over head light. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of shelving to one side.

BEDROOM 1 A large double bedroom with two uPVC double glazed windows to the front overlooking the garden, night storage heater and central ceiling light.

BEDROOM 2 Another double bedroom with uPVC double glazed window to the front overlooking the garden, hatch to roof space and night storage heater.

BATHROOM Fitted with a matching white suite comprising a panel bath with tiled splash backs, stainless steel mixer tap with hand held shower attachment and 'Triton T80' electric shower at one end with glazed shower screen to one side; low level WC; and a built-in Vanity Unit with stainless steel mixer tap with cupboard below. The Bathroom is finished with an obscure glazed window to the front, heated towel rail and a central ceiling light.

OUTSIDE Toby Cottage is approached over a shared concrete drive allowing access to a concrete parking area for two cars. On the opposite side of the drive, a wooden pedestrian gate gives access onto a concrete path leading along the front of the cottage to the Front Door. From the path concrete steps lead up to the Front Garden which is of a good size, mainly laid to lawn and bordered by mature hedging on all sides creating a super addition. Toby Cottage also benefits from two useful storage sheds.

SERVICES Mains electricity, mains water and private drainage. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

RATES The Tenant will be responsible for the Council Tax ~

Band C

Rent ~ £750 per calendar month, to include the reasonable cost of water, payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of one month's rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

TENURE The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will not be granted until the Agreement has been signed, references have been taken up and the in-coming funds have been paid (cleared funds). Please Note: Pets by arrangement. Sorry No Dogs.

Agents Note: The setting of this property is not suitable for children under the age of 10.

APPLICATION DETAILS We will require your photographic identification (i.e driving license or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. The Keenor Estate Agent standard set-up and administration fee for a single occupant is £125.00 plus VAT = £150.00. Or for a joint application it will be ~ £165.00 plus VAT = £198.00.

VIEWING Strictly by appointment through the agent. Out of Hours Please Call 01769 580024
**COUNCIL TAX BAND**
Tax band C

**TENURE**
Six Month Assured Shorthold Tenancy

**LOCAL AUTHORITY**
Torridge District Council

EPC to Follow

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.