



5 School Close, Chawleigh, EX18 7AT
Fixed Price £89,250 for 35% share

5 School Close

Chawleigh, Chulmleigh

- Shared ownership property
- Rate opportunity
- 3 double bedrooms
- Master en-suite
- Loft conversion
- Enclosed Garden
- Parking
- Village location

Rarely in this picturesque village does an opportunity come up for an affordable home, being on the shared ownership scheme the property is being offered with a 35% share (£255,000 full value). The current owners have extended into the roof creating a 3rd double bedroom with an ensuite giving an excellent amount of space and light. Built just 17 years ago and the loft conversion created 12 years ago, the property is in great condition and has the benefit of an easy to maintain garden and parking spaces. The views from this home are superb and the location is very quite and peaceful.

The property is being advertised as a 35% share but a higher percentage may be considered.

Further details on shared ownership....

Lease length – 107 years

House Value – £255,000 a 35% share at £89,250 is being offered but other percentages are optional, enquire for more details





Monthly Rent - £297.59/month based on the 35% share

Extra charges - £18.01 per month for service charge

Eligibility criteria - Household income does not exceed £80,000, over 18s only, local connection to the Mid Devon area

How to apply - Enquire in the office for further details

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £1,941.17

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

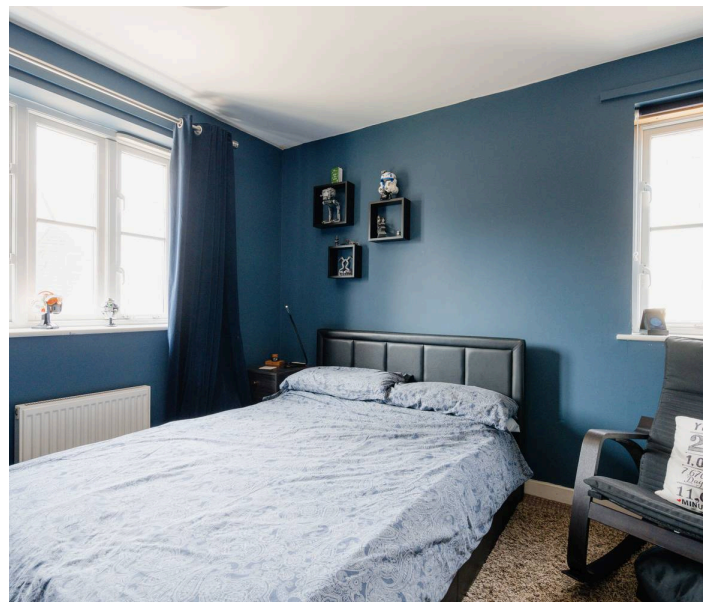
Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Leasehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



CHAWLEIGH, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities the market town of Chulmleigh is 2 miles away. The village offers a variety of activities and events for parishioners while, for a fresh-air fix, Eggesford Forest is a couple of miles away giving super walking and riding opportunities. Eggesford also has a station for trains to Barnstaple and Exeter, overlooking the tracks is an independently-run café and farm shop.

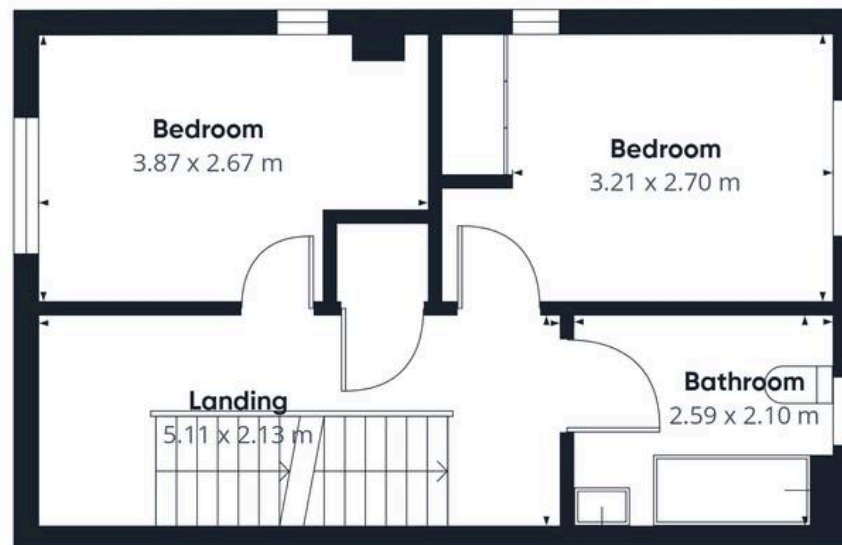
DIRECTIONS : For Sat Nav take: EX18 7AT

What3Words: [///highbrow.baker.hooked](https://www.what3words.com////highbrow.baker.hooked)





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
91.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.