



1 The Square, Chawleigh, EX18 7HL

Guide Price £275,000

1 The Square

Chawleigh, Chulmleigh

- Character Cottage
- Popular village location
- 2 Bedrooms
- New kitchen in 2023
- Woodburning stove
- Enclosed garden
- Open plan kitchen/diner
- No onward chain

Chawleigh is pretty village set amongst rolling Devon hills and beautiful countryside and this property is a charming 2 bedroom cottage in the heart of the village. A lovely new kitchen was added in 2023 along with other improvements to give a modern yet cosy home. The property is being sold with no onward chain.

The kitchen has sage green shaker style units and solid wood worktops which blend in perfectly with the cottage. There is a double oven and 4 ring induction hob along with an integrated fridge/freezer, dishwasher, washing machine and recycling unit. There are lovely white shutters to the windows, a pantry cupboard and at the end of the kitchen is the dining area that leads through to the bathroom with floor to ceiling tiles, white suite bath with shower over and a vanity sink. There is a door that leads to the rear of the property from the kitchen and the hall has a further front door.





The lounge has the original stone inglenook fireplace and the remains of the original stone stairs now as a lovely feature. The multifuel woodburning stove (fully commissioned) makes this room a lovely cosy place to enjoy the winter evenings.

Upstairs the front double bedroom has a built in cupboard and there is a further bedroom to the side. There is uPVC double glazing throughout and oil fired central heating.

Outside the garden is well enclosed and perfect for pets or children, there's an area laid to lawn and the rest to patio and chippings. There's a garden shed and a further store at the end of the property housing the oil tank. The property can be accessed all the way around by a privately owned path.

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 and woodburning stove

Listed: No

Conservation Area: Yes

Tenure: Freehold



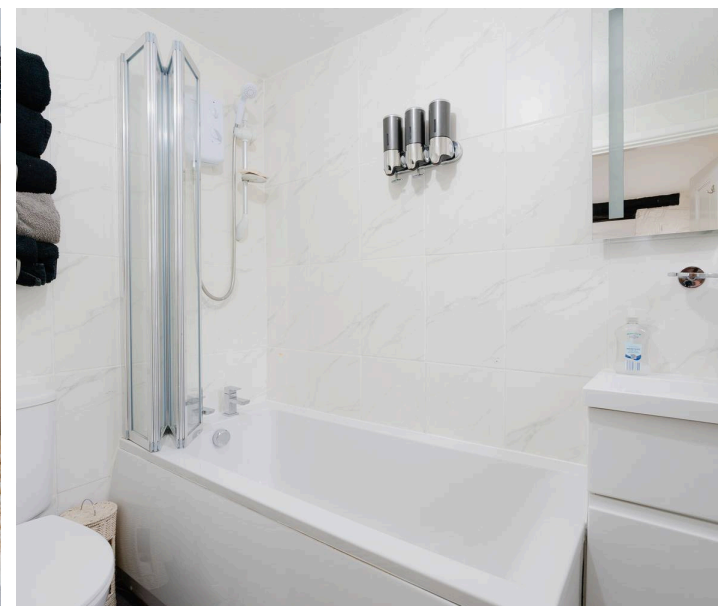
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

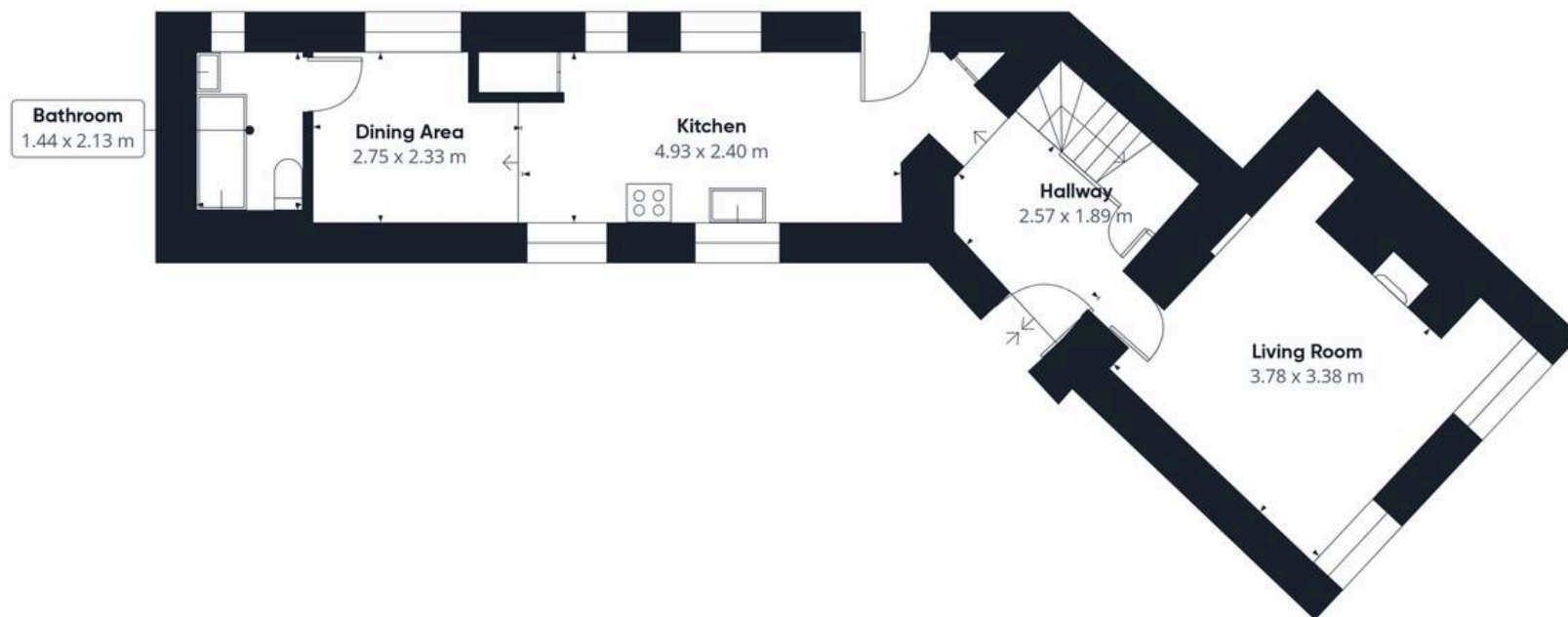
CHAWLEIGH, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities 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 : From the A377 at Eggesford Station take the road to Chawleigh, head into the village and the property can be found on the left marked with a Helmores board.

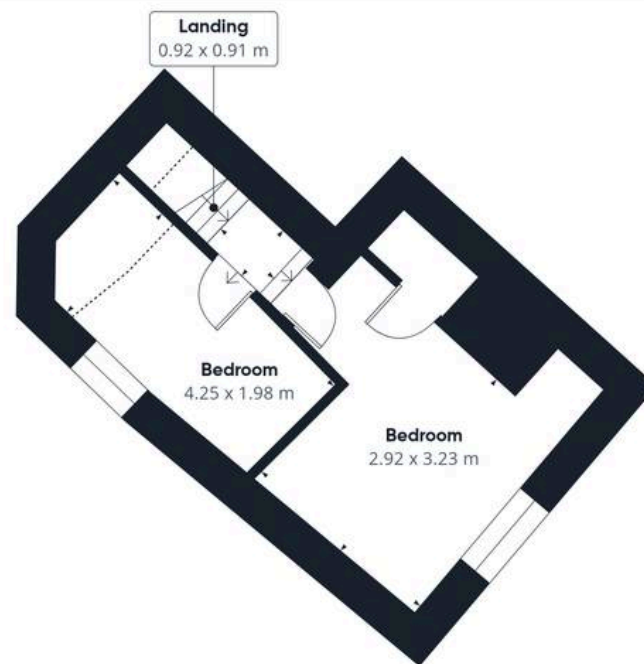
For Sat Nav: EX18 7HL

What3Words: ///elephant.roughness.lines





Floor 0



Floor 1

Approximate total area⁽¹⁾

66.4 m²

Reduced headroom

1.8 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

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.