



5, TOWNSEND COTTAGES, CHITTLEHAMPTON, UMBERLEIGH, EX37 9PU

Prepare to fall in love...

Chequers Estate Agents are delighted to present to the market this spacious and well presented, characterful Grade II listed cottage in the heart of Chittlehampton. The property has been a much loved home and offers cosy accommodation, three bedrooms and a low maintenance garden.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£260,000



- **GRADE II LISTED COTTAGE IN THE HEART OF CHITTLEHAMPTON**
- **MODERN KITCHEN / DINING ROOM**
- **COSY LIVING ROOM WITH INGLENOOK FIREPLACE**
- **THREE BEDROOMS AND MODERN BATHROOM**
- **CHARACTERFUL FEATURES THROUGHOUT**
- **LOW MAINTENANCE FRONT GARDEN**
- **SHORT DRIVE TO THE MARKET TOWN OF SOUTH MOLTON**
- **LOCATED IN A BUSTLING VILLAGE WITH SHOP, POST OFFICE, CHURCH, PUB AND VILLAGE HALL**
- **NO ONWARD SALES CHAIN**
- **A MUST VIEW**



Chequers Estate Agents invites you to view this beautiful double fronted Grade II listed, characterful cottage in the heart of Chittlehampton. The property is well presented and benefits from gas central heating.

This Grade II listed cottage also retains many original features including an inglenook fireplace with a bread oven, timber paneling and exposed beams.

The accommodation briefly comprises: on the ground floor a part glazed door welcomes you into the inviting entrance hallway. There is a double aspect cosy living room with a stone fireplace making a beautiful feature to this room. At the rear of the hall there is a useful study or optional bedroom. Opposite the living room there is a very attractive fitted kitchen / dining room with a good range of drawer and cupboard base units with solid oak work surfaces, a 1 1/2 bowl stainless steel sink, eye level wall cupboards with lighting under, tiled splash backs, a built in oven, gas hob and stainless steel extractor hood, an integrated fridge and washing machine with decor panels, a 'Worcester' gas fired central heating boiler, radiator and large inglenook fireplace with a bread oven and solid fuel 'Rayburn' cook/heat range.

To the rear of the hall there is a useful utility room with electric, light and power, a cold water supply and a door to store room with velux window and stable door to the outside.

To the first floor there are two double bedrooms and a spacious single. The bathroom has a white suite comprising panelled bath, built in basin with drawers and cupboards under, WC, and single shower cubicle in a tiled surround.

Outside there is a small forecourt front and side garden enclosed by a stone and brick wall and to the side of the cottage there is an enclosed area with an original hand pumped water pump.

Overall, this truly is a lovely, homely cottage and Chequers Estate Agents the sole selling agents recommend an internal inspection to appreciate what the property has to offer.





SITUATION

The property is set in the heart of the popular and historic village of Chittlehampton, which has a thriving and very active local community with a post office/village stores, church and an award winning traditional public house, The Bell Inn. The property is surrounded by picturesque Devon countryside providing a wealth of recreational activities. The market town of South Molton provides an excellent range of everyday services and amenities including shops, primary and secondary schools, restaurants and banks, together with a supermarket, recreational facilities, a cottage hospital and a community market.

From South Molton the A361 North Devon link road provides quick and easy access to the regional centre of Barnstaple as well as Tiverton and the M5 motorway (Junction 27). Barnstaple Town Centre is within easy driving distance or a short walk. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs rising to first floor landing, useful understair storage, radiator, flagstone flooring.

KITCHEN / DINER

12'9 x 11'4

A fitted kitchen with ample cupboard space, further matching wall cabinets and drawers, inset stainless steel 1 1/2 bowl sink set into work surface with cupboards below, Integrated single oven with 4 ring gas hob and extractor above, integrated washing machine, space for fridge freezer, Inglenook fireplace with wood or coal fueled feature range oven, radiator, vinyl flooring. Wall mounted boiler supplying the central heating system. Wooden single glazed window to front elevation.

LOUNGE

12'9 x 10'1

A dual aspect light living room with wooden single glazed window to side elevation and front elevation, inglenook fireplace making a lovely feature to this room, radiator, fitted carpet.

OFFICE

10'1 x 5'5

Wooden single glazed window to rear elevation, radiator, fitted carpet.

UTILITY ROOM

7'5 x 3'8

Space for tumble dryer, velux window, vinyl floor, wooden stable door to rear.

STORE

8'2 x 6'2

Space for coats and shoes, vinyl flooring.





FIRST FLOOR LANDING

A light landing area with wooden single glazed window to rear elevation, useful cupboard and access to the loft space, fitted carpet.

BEDROOM ONE

12'9 x 9'0

A light and spacious double bedroom with wooden single glazed window to front elevation, radiator, fitted carpet.

BEDROOM TWO

12'7 x 9'0

A double bedroom with wooden single glazed window to front elevation, radiator, fitted carpet.

BEDROOM THREE

10'1 x 7'3

A single bedroom with wooden glazed window to side elevation, radiator, fitted carpet.



BATHROOM

9'4 x 7'2

Wooden single glazed window to front elevation. A modern 4 piece suite comprising, paneled bath with mixer taps, single corner shower cubicle in a tiled surround with shower above, vanity sink unit, half tiled surround, heated towel rail, laminate flooring.

OUTSIDE

To the front and side of the property is a low maintenance garden laid to chippings. The garden is the perfect space for potted plants and a table and chairs.

AGENTS NOTES

Please note there is a flying freehold. The cottage next doors bedroom lies over 5 Townsend Cottage's utility room, store and hallway.

VIEWING ARRANGEMENTS

Viewing strictly via the Agent, please call our office on 01271 379 314.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

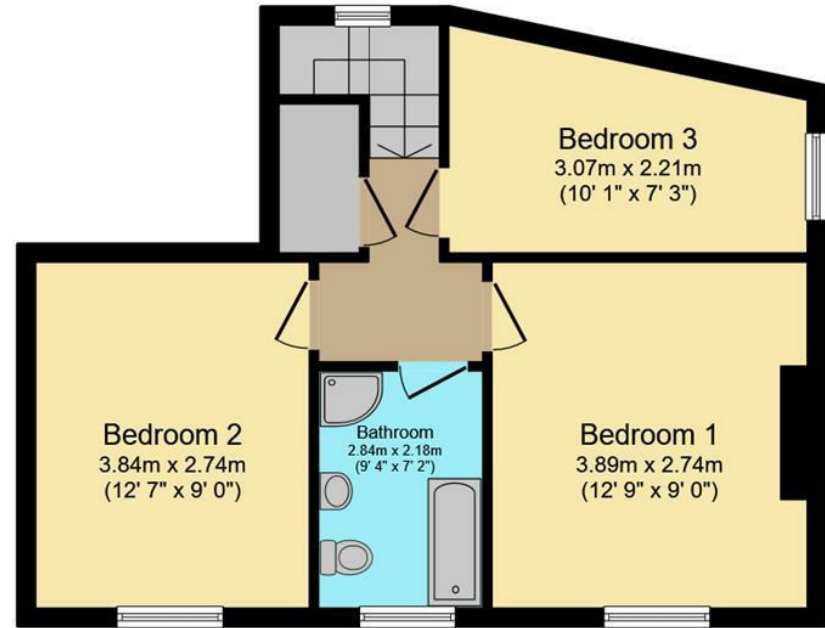






Ground Floor

Floor area 54.5 sq.m. (586 sq.ft.)



First Floor

Floor area 47.7 sq.m. (514 sq.ft.)

TOTAL: 102.2 sq.m. (1,100 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND B



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