



3, East Street



# 3, East Street

Chittlehampton, UMBERLEIGH, Devon EX37 9QJ

Barnstaple 9 miles South Molton 6 miles

A mid terraced character cottage in a sought after village with no onward chain.

- Entrance Lobby and Hallway
- Kitchen/Dining Room
- Sitting Room with log burner
- Rear Lobby/Utility
- Study with mezzanine level
- 3 Bedroom (En-suite to master)
- Detached Garden
- No onward chain
- Council Tax Band B
- Freehold

Guide Price £259,995

## SITUATION AND AMENITIES

3 East Street is in the heart of the very sought after village of Chittlehampton. The popular village has a thriving community and excellent village amenities including a general store/post office, primary school, church and a very popular public house, The Bell Inn.

About 5 miles to the east is the thriving and popular market town of South Molton, which offers an excellent range of shopping, social and banking facilities as well as infant, junior and senior schools. The A361 North Devon Link Road bypasses the town and provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line. Exmoor National Park and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

## DESCRIPTION

An attached character cottage which presents painted, rendered elevations, with bespoke replacement wood windows to the front elevation, beneath a slate roof which was replaced in 2012. The accommodation on the ground floor briefly consists; Entrance lobby and hallway, kitchen/dinning room with walk-in pantry, sitting room with stone fireplace and log burner, utility/rear lobby, studio/home office with mezzanine level. On the first floor there is a sizeable landing, three bedrooms (main with en-suite) and family bathroom. Outside is a useful, small storage barn and detached lawned garden.



## GROUND FLOOR

ENTRANCE PORCH with slate floor, inner door leading into HALLWAY with stairs off to first floor, understairs recess, doors off to KITCHEN/DINING ROOM with terracotta tiled floor, exposed stonework, fireplace with bressumer beam above (not currently in use), painted wall and base units, wood worksurfaces, stainless steel sink and drainer, space for dishwasher, cooker and free-standing fridge freezer. Walk in PANTRY with concertina door and arrow slit style window. Leading off the kitchen directly into LIVING ROOM with window to front and window seat, fitted carpet, log burner, stone surround and bressumer beam above, further door off hallway leads into a REAR LOBBY with tiled flooring, space for washing machine and tumble dryer above. Door leading to adjoining attached BARN with mezzanine level, wall mounted Worcester gas boiler, door from lobby leads to rear access, shared with the neighbouring property described later.

## FIRST FLOOR

LANDING carpeted with window to rear, loft access via hatch, spacious landing with doors leading off to THREE BEDROOMS all with fitted carpets. Bedroom 1 has EN-SUITE SHOWER ROOM with quadrant shower, WC, wall mounted hand wash basin, tiled walls, extractor fan, heated towel rail. BATHROOM with opaque window to side, panelled bath with shower over, dual flush WC, wall mounted hand wash basin, partly tiled walls, tiled floor, heated towel rail.

## OUTSIDE

Useful STORAGE SHED. Access to side leading to the front of the property. Steps and path leading up to an enclosed GARDEN mainly laid to lawn, with mature hedging and fencing.

## SERVICES

All mains services connected, gas fired central heating.

## DIRECTIONS

WHAT3WORDS:///gateway.distracts.rationing

From South Molton take the B3227 signposted Umberleigh and Torrington and continue along this road towards Chittlehampton. Pass the first three turnings to Chittlehampton and take the fourth turning right at Homedown Cross. Proceed into the village turning right at Townsend Cross. Continue through the village, passing Chittlechatter Stores and The Bell Inn on the right hand side, take the next turning right and the property will be found after a short distance on the left hand side.

## LETTINGS

If you are considering a buy-to-let investment our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



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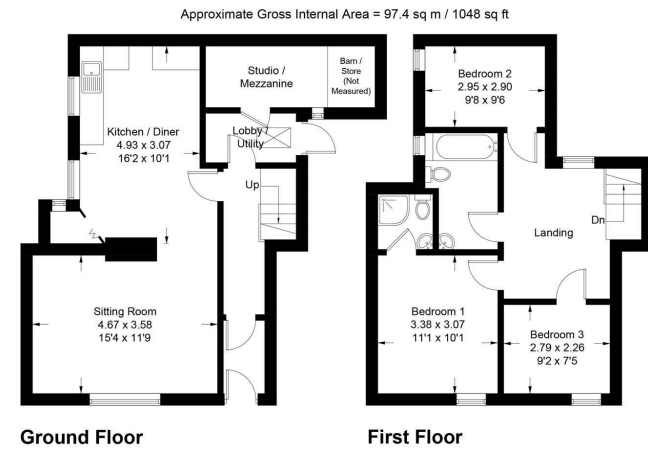


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1026583)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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