



**Flat 3 Wallingbrook Court, Chulmleigh, EX18 7BL**

**Price Guide £110,000**

A GROUND FLOOR FLAT situated on the outskirts of Chulmleigh offering beautifully presented ONE BEDROOM accommodation including a Kitchen and Bathroom with electric under floor heating and a SINGLE GARAGE and parking for one car. Available with no onward chain.

## SITUATION

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a bakery, dairy, newsagent, florists, hairdressers etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, churches, library, two public houses and a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

Flat 3, Wallingbrook Court is a ground floor Leasehold Flat (approximately 961 years remaining on the lease) situated towards the outskirts of Chulmleigh, a short walk from the doctors surgery offering beautifully presented one bedroom accommodation including a high quality Kitchen, a fitted modern Bathroom and electric under-floor heating. The property is beautifully decorated and carpeted throughout. Outside and to the front of the flat there is a Single Garage with a single parking space in front. Flat 3 is offered with no ongoing chain. (AGENTS NOTE: The freeholder has been absent for 25+ years, despite all attempts to locate them, so this may affect mortgageability and buyers are advised to check their lenders requirements. Service charges are not currently paid as a functioning management company is not in place, although other freeholders on site have agreed to

pay a monthly maintenance charge of £50 to include buildings insurance and a sinking fund for the roof).

## ENTRANCE

From the front a wide gravel parking & turning area gives way to a paved path at the front of the uPVC double glazed Front Door, which opens into the

## ENTRANCE PORCH

being of half single glazed uPVC construction under a felted flat roof. At the rear of the Front Porch, which has plant/boot/coat space on one side, an obscure glass three-quarter double glazed uPVC door opens to the

## SITTING AREA

A dual aspect Sitting Area with windows to the front and rear TV point and telephone point. On one side a walkway leads through to the

## KITCHEN

A fitted modern Kitchen with a range of matching units to four sides under a solid wood worksurface including and incorporating a single drainer sink unit with mixer tap set below a window to the front overlooking the parking area. On one side there is a built-in single oven and grill with inset four ring hob and modern peninsular extractor hood over. The Kitchen also benefits from space and point for an 'American Style Fridge Freezer', space and plumbing for a washing machine and modern lighting. At the rear a walkway leads into an Inner Hallway with attractive exposed stonework to one side and providing access to the Bedroom and the Bathroom.

## BEDROOM

A double bedroom with window to the front overlooking the parking area.

## BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with shower over and glazed shower screen to one side; pedestal wash hand basin and low level WC. On one side there is an obscure glazed window to the front, whilst at one end there is a heated towel rail. The bathroom also benefits from a tiled floor and a built-in shelving unit.

## SERVICES

Mains electricity, mains water and mains drainage. Electric underfloor heating. Telephone connected subject to BT regulations. Superfast Broadband (provided by BT) available. Highest download speed is 17 Mbps, Upload 1 Mbps. Mobile Phone coverage likely from EE, Three, O2 and Vodafone (all info provided by Ofcom checker).

## OUTSIDE

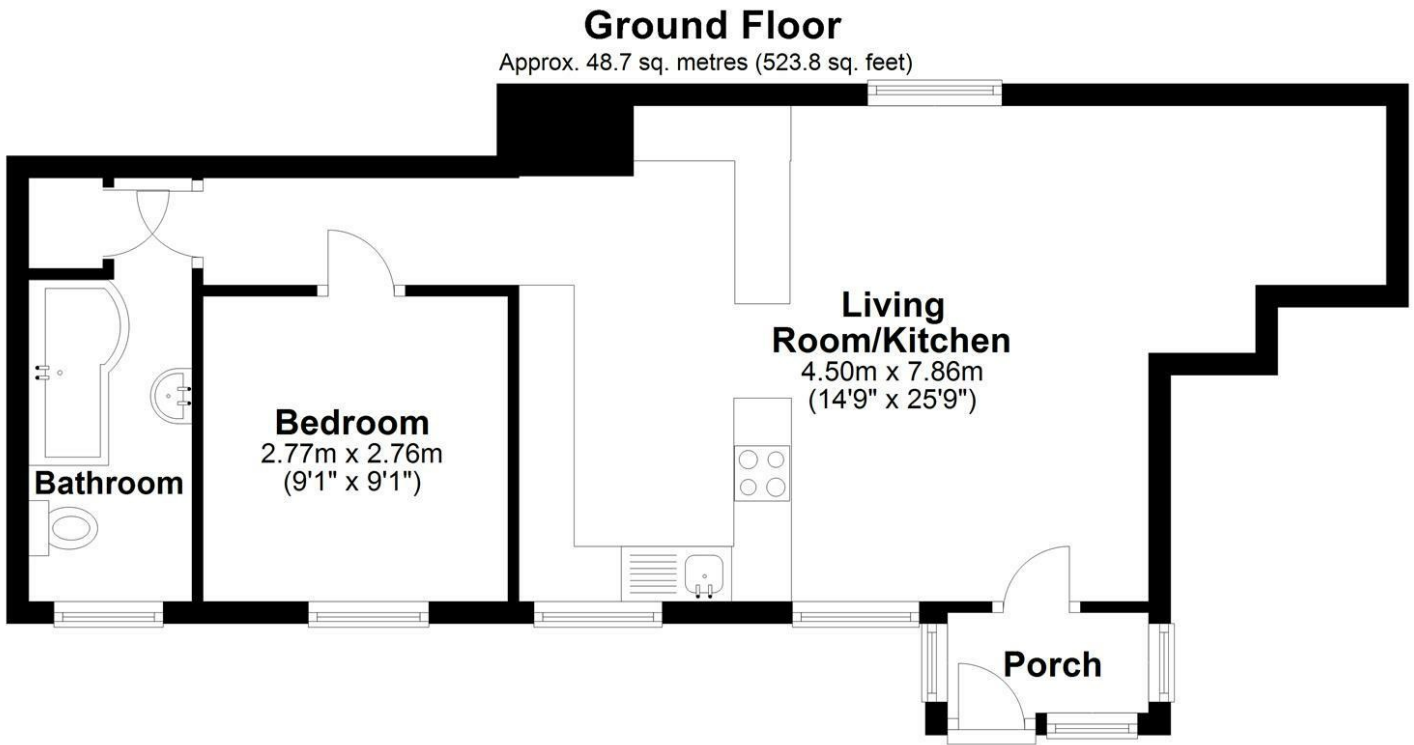
Outside the property is approached from the road over a shared concrete drive allowing access to the Entrance Porch. Beyond this is a further shared

gravel area leading to a single garage, which benefits from metal up and over door and concrete floor. In front of the garage is parking for one car.

#### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

## Floor Plan



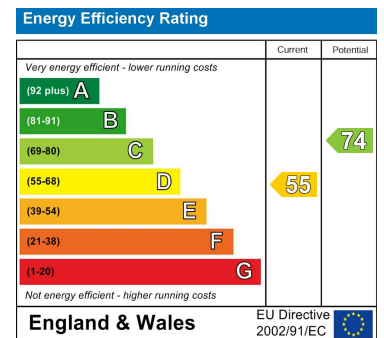
Total area: approx. 48.7 sq. metres (523.8 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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