



Hill Rise South Molton Street, Chulmleigh, EX18 7BW

Price Guide £300,000

A SEMI-DETACHED HOUSE situated near the centre of Chulmleigh offering well presented THREE BEDROOM, TWO BATHROOM and TWO RECEPTION ROOM accommodation with OFF-ROAD PARKING for three cars, a good sized GARAGE/WORKSHOP and an enclosed GARDEN. Offered with No-Ongoing Chain.

SITUATION (CHULMLEIGH)

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

Hill Rise is a semi-detached Victorian house situated a short walk from the centre of Chulmleigh being of traditional rendered brick construction under a slate roof with attractive stone quoins and a more recent single storey extension to the rear encompassing the Dining Room, all with uPVC double glazed windows and doors throughout. Internally the well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall/Study, a downstairs Shower Room, a Sitting Room, a Kitchen and a good sized Dining Room, whilst on the first floor there are three bedrooms and a Bathroom. Hill Rise also benefits from oil fired central heating throughout. Outside, the house benefits from off-road parking for two cars which gives access to a Detached Garage currently divided into a Utility Room, Study and two store rooms but could easily be converted back into

the Garage and Workshop it once was. Beyond the parking area there is a good sized garden which is enclosed and mainly laid to lawn creating a really super addition.

ENTRANCE

From the parking area a half glazed Front Door opens into the

ENTRANCE HALL/STUDY

A spacious Hall with windows to the front and side, doors to the Shower Room and Sitting Room, smoke alarm, two radiators, laminate flooring, coat hanging space, smoke alarm and space for a desk.

SHOWER ROOM

fitted with a matching white suite comprising a fully tiled shower cubicle housing a 'Triton 2' electric shower with glazed shower screen to one side; a built-in vanity unit with cupboard below and a 'Newlec' wall mounted electric water heater over; at the side of the vanity unit three steps lead up to the low level WC with window at the front and radiator to one side. The Shower Room is finished with an extractor fan, inset ceiling down lighting and ceramic tiled floor.

SITTING ROOM

A good sized room with two windows to the front and side, two radiators, door to the Inner Hall, recessed shelving, electric meter cupboard and useful understairs storage cupboard. At one end of the Sitting Room is a brick fireplace (currently not in use) with brick heath, ornamental bread oven to one side, inset heavy beam over and original built in cupboard to one side.

INNER HALL

with stairs leading to the First Floor Landing and two steps leading up to the Kitchen.

KITCHEN

fitted with a range of cream shaker style wall and floor units to two sides under a laminate work surface with panelled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap set below an internal window to the rear overlooking the Dining Room. At one end is space and point for an electric cooker with stainless steel splash back and extractor fan over whilst at the other end there is space and point for fridge/freezer. The Kitchen also benefits from space and plumbing for a dishwasher, recessed shelving and ceramic tiled floor. On one side a door way leads into the

DINING ROOM

A spacious room with feature vaulted ceiling, window to the rear overlooking the garden, half glazed Back Door also leading out to the garden, ceramic tiled floor and radiator.

STAIRS AND LANDING

Returning to the Hall, stairs lead to the First Floor Landing with doors off to all principal rooms, 'velux' window, radiator and painted panel walls

BEDROOM 1

A dual aspect double bedroom with windows to the front and side allowing roof top views over Chulmleigh to open countryside in the distance, radiator.

BEDROOM 2

Another double bedroom with window to the side with radiator below and a built in wardrobe.

BEDROOM 3

A good sized room with window to side with radiator below

BATHROOM

fitted with a matching white suite comprising a panel bath with tiled splash backs; a low level WC; and a pedestal wash hand basin also with tiled splash backs and shaver light over. The Bathroom benefits from a range of useful storage cupboards along one wall as well as the Airing Cupboard fitted with a factory lagged hot water cylinder with electric immersion heater and range of slatted shelving. The Bathroom is finished with a ladder towel rail, window at one end and 'Velux' window.

OUTSIDE

From South Molton Street, a sloping concrete drive allowing enough space for two cars allows access to the Front Door and double wrought iron gates into the Garden which provides additional parking and access to the Back Door into the Dining Room and the Garage/Workshop located at the rear of the house and being of block, timber and galvanised iron construction. The Garage is currently divided into a Utility Room, Office and Two Stores but has previously been used as a Garage/Workshop with the original vehicular door still in place, so could easily be re-instated as such. The Garden lies beyond the garage and is mainly laid to lawn and bordered by wooden garden fencing creating a safe and secure environment for pets and children. At one end there is a well, which is currently covered with an inspection plate.

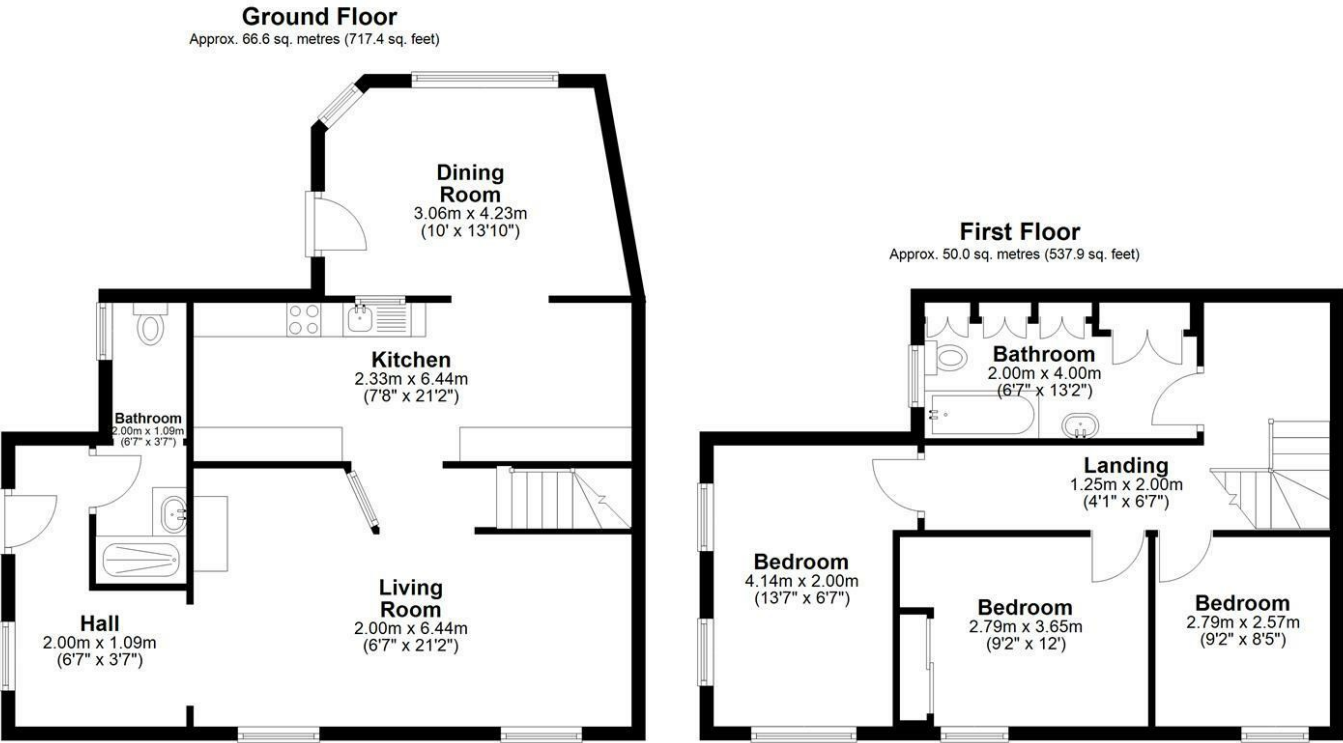
SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone. North Devon Council - Council Tax Band C 2025/26 -£2185.36

VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

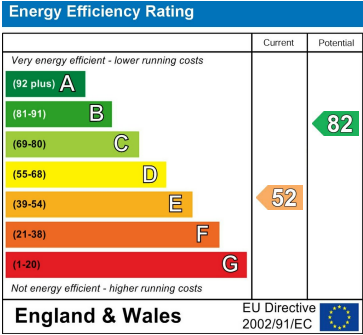
Floor Plan



Area Map



Energy Efficiency Graph



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