



**2 Coles Court, Chulmleigh, EX18 7LH**  
**Price Guide £180,000**

An attractive MID TERRACE HOUSE offering nicely presented, well laid out and good sized THREE BEDROOM FAMILY ACCOMMODATION including a Sitting Room, Kitchen/Dining Room and a Bathroom with mains gas central heating and the benefit of a COURTYARD GARDEN AND PARKING situated in a quiet village location.

## SITUATION

The peaceful village of Ashreigney is located in the heart of the rural Devonshire countryside, bordering the Taw Valley. The village itself offers a Post Office which also supplies milk, eggs, cheese, papers etc., and a parish Church, while the nearby villages of Chulmleigh and Winkleigh are active and friendly communities offering between them a good range of local shops and facilities including a general stores, butchers, bakers, dairy, newsagent, hardware store, florists etc, both along with Post Offices, banks, churches, a library in Chulmleigh, five public houses and a short 18 hole golf course, also at Chulmleigh. Both Winkleigh and Chulmleigh have excellent primary schools and there is also a secondary school/community college, health centre and dental practice at Chulmleigh.

The market towns of South Molton to the north, Okehampton to the south and Crediton to the south-east all offer a more comprehensive range of shopping, supermarkets, restaurants, amenities and leisure facilities including sports halls and swimming pools, clubs and societies, further golf courses etc. There is a local railway station at Eggesford, approximately 2½ miles, providing 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 approximately three-quarter of an hour's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a Leisure Centres at Okehampton, Crediton and Barnstaple, nearby tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further nearby 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 Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

## DESCRIPTION

2 Coles Court is an attractive mid-terrace village house situated on the edge of a small and quiet cul-de-sac of similar properties, in the heart of rural Devon. The house was built in 2002 and is of modern, fully insulated timber-frame and block in-fill construction with rendered and colour washed elevations under a tiled roof. Internally the generously proportioned accommodation is

arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Sitting Room, and a Kitchen/Dining Room, whilst on the first floor there are three good sized Bedrooms and a family Bathroom. 2 Coles Court also benefits from wooden framed double glazed units and mains gas central heating throughout. Outside and at the front of the house is a small traditional Front Garden whilst at the rear is a sunny Courtyard Garden/Patio which gives way to the parking at the rear of the property. The vendors are very motivated to sell and already have a property in mind that they would like to purchase.

## ENTRANCE

From the pedestrian path at the front of the house, a low stone wall gives way to the paved front path which leads to the Front Door with a Storm Porch and outside light over, opening to the

## ENTRANCE HALL

A spacious Hall with doors leading off to the Sitting Room and Cloakroom, and stairs leading up to the First Floor Landing. To one side is a radiator and to the other ample coat hanging space. Telephone point.

## CLOAKROOM

A useful addition to the ground floor accommodation, fitted with matching white low level WC, set below an obscure glass window at the front, and a wall mounted wash hand basin with tiled splash backs, and is finished with tile effect linoleum flooring. The Cloakroom also houses the electric fuse boxes and has a radiator.

## SITTING ROOM

A lovely light and airy Sitting Room with a window to the front, overlooking the Village Hall and views of the countryside beyond, with radiator below. To one side is door to the Understairs Storage Cupboard, The Sitting Room has wall lights, a central ceiling light and a TV point. A door at the rear opens to the

## KITCHEN/DINING ROOM

Another light and airy room with a generous Dining Area with a radiator on one side. To the rear is a half glazed Back Door which leads out to the Courtyard Garden/Patio area and the room also benefits from two windows to the rear, allowing good natural light and overlooking the Courtyard Garden/Patio and parking area to the cul-de-sac beyond,. The Kitchen Area is fitted on three side with matching wood fronted floor units under a roll top worksurface, and including & incorporating a single drainer stainless steel sink unit (set below the window) with fully tiled splashbacks; space & plumbing for a washing machine; a built-in oven with an inset four ring gas hob and an integral extractor hood over set into a range of matching wall units; and space & point for a fridge/freezer. The Kitchen



is finished with a tile effect linoleum floor covering, and has four inset down-lighters.

### **STAIRS AND LANDING**

Returning to the Entrance Hall stairs, with a handrail on one side, lead directly to the balustraded First Floor Landing. Doors lead off to the Bedrooms and Bathroom, there is a hatch to the fully insulated roof space, and a control panel for the central heating.

### **BEDROOM 1**

A light and airy Double Bedroom with a window to the rear, overlooking the cul-de-sac and enjoying distant views over the countryside beyond, with a radiator below. TV and Telephone points.

### **BEDROOM 2**

A good sized bedroom set at the front of the property with a window at the front, overlooking the Village Hall and to the open countryside beyond, with a radiator below. Bedroom 2 benefits from laminate flooring and a TV point.

### **BEDROOM 3**

A light and airy single Bedroom with a window to the front, with a radiator below.

### **BATHROOM**

A modern Bathroom fitted with a matching white suite comprising a panel bath with side handles and fully tiled splashbacks including a tiled shelf at one end with a mixer shower at the other end, complete with shower rail and curtain; a pedestal wash hand basin with matching tiled splash backs; and a low level WC which is set under an obscure glass window at the rear. The Bathroom is finished with inset ceiling down-lighters and a tile effect linoleum flooring, has a shaver light, a radiator, and an extractor fan.

### **OUTSIDE**

At the front of 2 Coles Court is a small, traditional Front Garden and the paved path to the Front Door. At the rear is the Courtyard Garden/Patio, which is accessed via the Back Door from the Kitchen or from the Parking Area at the rear of the property, in the cul-de-sac. The Courtyard Garden is fully paved providing ample space for a rotary clothes line, dustbins etc, but also makes a delightful, sunny outdoor area, ideal for summer entertaining as it is south-facing, and a lovely site for tubs and planters.

### **SERVICES & COUNCIL TAX**

Mains electricity, mains water and private drainage.

Satellite available via Sky.

Broadband speed is Basic 18 Mbps and Superfast 58 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band B - £ 1,895.75 p.a. for 2025/26

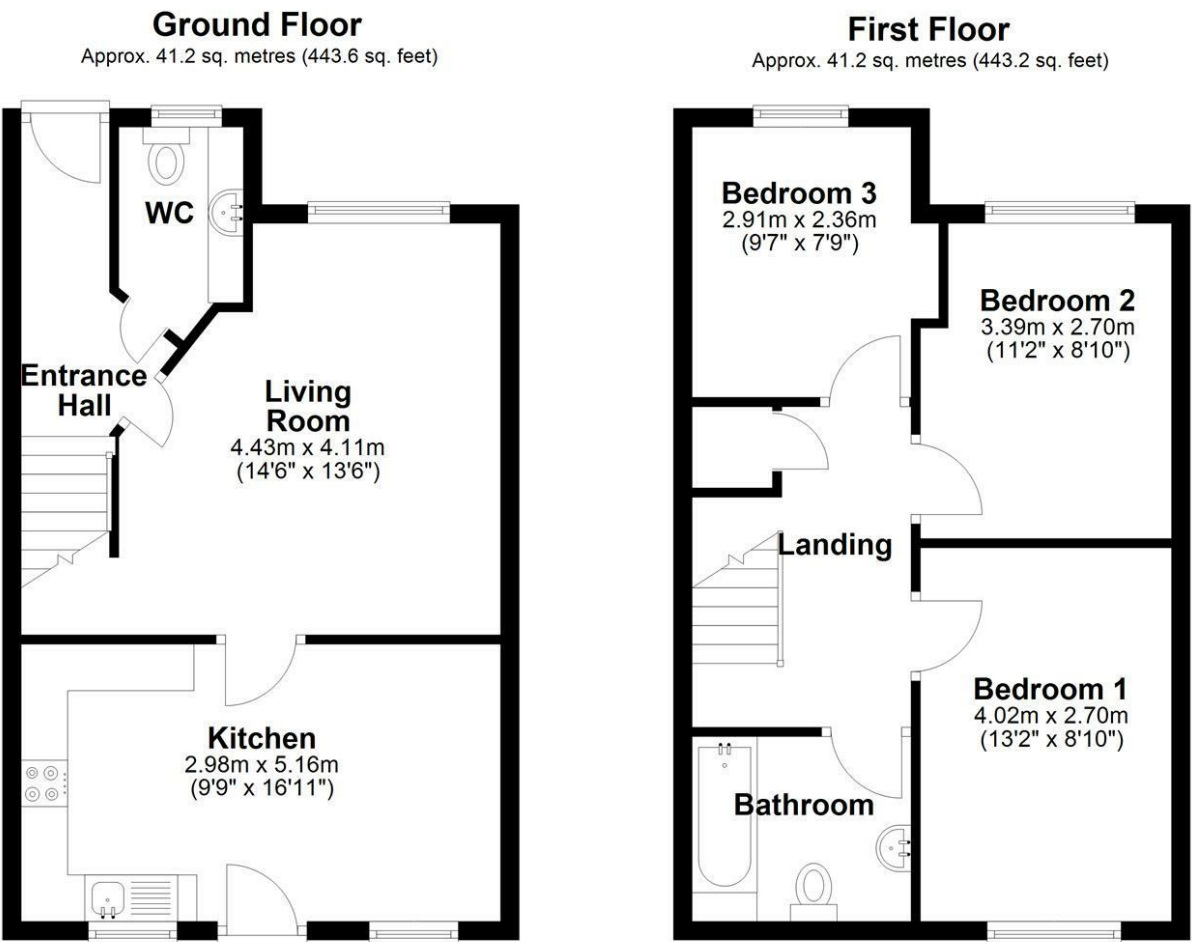
### **VIEWING & DIRECTIONS**

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

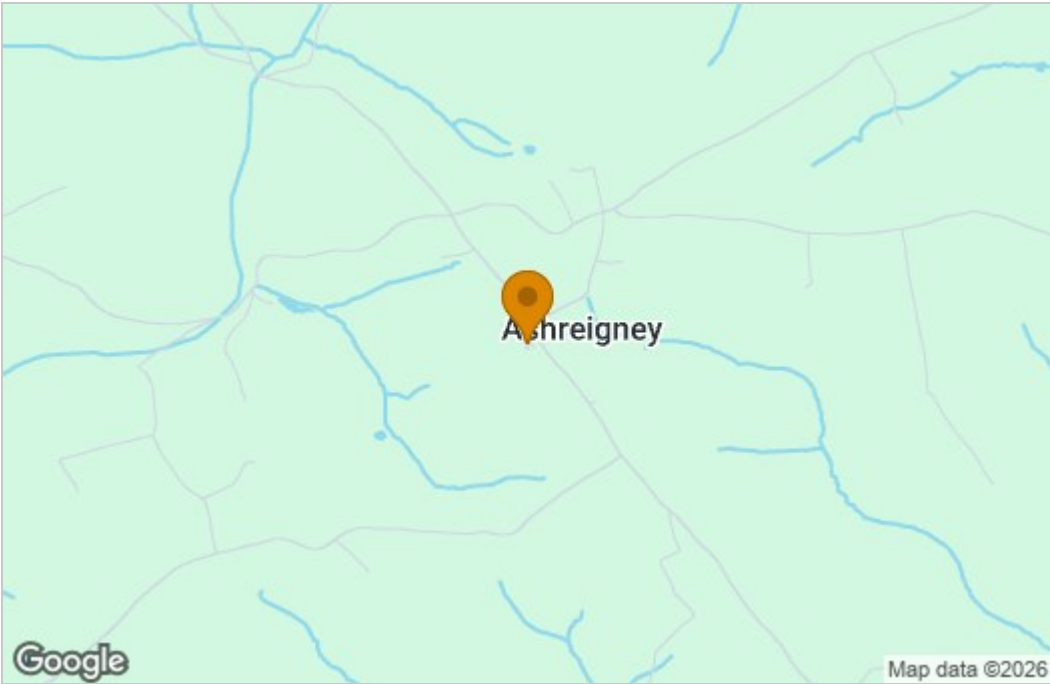
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Floor Plan

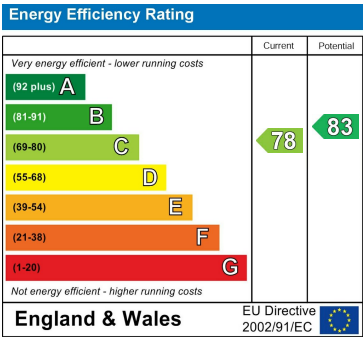


Total area: approx. 82.4 sq. metres (886.8 sq. feet)

Area Map



Energy Efficiency Graph



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