



5 South Molton Street, Chulmleigh, EX18 7BW

Price Guide £200,000

A purpose built BLOCK OF THREE SELF CONTAINED ONE BEDROOM FLATS situated in the centre of Chulmleigh, currently let out to long term tenants generating a TOTAL RENTAL INCOME OF £18,000 per annum. Each self contained flat comprises an Entrance Hall, an open-plan Kitchen/Living Area, a Bedroom and a Shower Room and all benefit from electric heating. OFFERED FOR SALE WITH EXISTING TENANCIES

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 Devon's scenic and rugged coastline, being approximately three-quarters of an hour drive.

DESCRIPTION

5 South Molton Street is a purpose built block of three one bedroom flats situated in the centre of Chulmleigh, in South Molton Street dating back to the Victorian era, being of rendered brick construction under a slate roof with double glazed windows throughout. All the flats are currently let out to long term tenants generating a total rental income of £18,000 per annum. Each self contained flat comprises an Entrance Hall, an open-plan Kitchen/Living Area, a Bedroom and a Shower Room and all benefit from electric heating. The property is connected to all mains services with each unit having separately metered electricity and water supplies, there is also a fully serviced fire alarm. Outside and to the side of the building there is a communal bin store servicing all three units. 5 South Molton Street is offered for sale with the existing tenancies in place.

THE PROPOSAL

Our clients are inviting offers for the freehold interest, with the benefit of the existing tenants.

Flat 1 - Let for £6000 per annum on an assured Shorthold Tenancy from the 15th April 2024 but to be super ceded by a periodic tenancy from the 1st May 2026 as introduced by The Renters Reform Bill

Flat 2 - Let for £6000 per annum on an assured Shorthold Tenancy from the 15th October 2025 but to be super ceded by a periodic tenancy from the 1st May 2026 as introduced by The Renters Reform Bill

Flat 3 - Let for £6000 per annum on an assured Shorthold Tenancy from the 9th May 2022 but to be super ceded by a periodic tenancy from the 1st May 2026 as introduced by The Renters Reform Bill

Total Rent Roll - £18,000

VAT if applicable at the prevailing rate.

THE ACCOMMODATION - GROUND FLOOR

with communal Entrance Hall and Stairs to First Floor. On one side a door opens into the Ground Floor Flat, comprising an Entrance Hall, Open Plan Kitchen/Living Room, a Bedroom and a Shower Room.

FIRST FLOOR

From the stairs a door opens into Flat 2 with Entrance Hall, Open Plan Kitchen/Living Room, a Bedroom and a Shower Room.

SECOND FLOOR

From the first floor a door opens into Flat 3 and an Entrance Hall with stairs leading to the second floor Landing, where access can be gained to the Open-Plan Kitchen Living Room and the Bedroom. The Shower Room is situated off the Kitchen Area.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Satellite available via Sky. Broadband speed is Basic 15 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider)

Flat 1 - Council Tax Band A £1,717.36 2026/27 - North Devon Council

Flat 2 - Council Tax Band A £1,717.36 2026/27 - North Devon Council

Flat 3 - Council Tax Band A £1,717.36 2026/27 - North Devon Council

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.

What3words - rider.doghouse.used

MONEY LAUNDERING FEE NOTICE

Under the Sanctions and Anti-Money Laundering Act 2018, we are required to conduct I.D./AML and proof of funds checks on all purchasers, which will be carried out once a sale has been agreed and before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies to cover our costs for these checks.

DISCLAIMER

Please be aware:

(1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.

(2) Our details have been produced in good faith and as accurately and honestly as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We are happy to talk to buyers if there are any questions or concerns about the property.

(3) All measurements, photos, and distances mentioned are approximate.

(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.

(5) We are not qualified legal experts and have not seen the property title deeds or other legal documents. Buyers should clarify exact legal ownership responsibilities with their appointed conveyancer.

Floor Plan

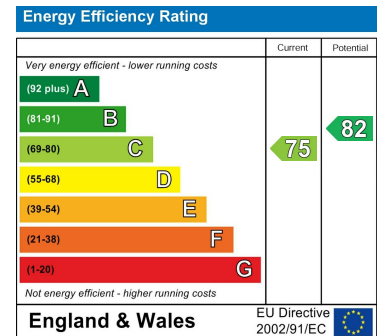


(NOT TO SCALE)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.