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Fore Street, Chulmleigh, EX18 7BR

Price Guide £115,000

An attractively presented FIRST FLOOR FLAT situated in the centre of Chulmleigh offering spacious TWO BEDROOM accommodation with a good sized OPEN PLAN Kitchen/Living Area benefitting from a wood burner, with walled COURTYARD GARDEN. Ideal FTB or Investment Purchase with an anticipated rental income of £750pcm.

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 general store, a bakery, a delicatessan, a Post Office/newsagent, a florist and a hair dressers 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, bank, 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

Flat 2 Stucley House is a First Floor Flat offering well laid out, nicely presented and spacious, two bedroom accommodation situated in the centre of Chulmleigh. The flat offers light and airy accommodation including a large open-plan Living Room with feature vaulted ceiling that incorporates a well fitted Kitchen, two Bedrooms and a Bathroom with shower. There is also a small Courtyard at the rear of the Flat, accessed via a flight of stairs from Bedroom 1.

ENTRANCE

From the High Street, a door opens into the Communal Outer Hall that houses the electric meters. From here a flight of stairs lead up to the Communal First Landing where the Front Door opens into the

ENTRANCE HALL

leading to the Open Plan Kitchen/Sitting Room/Dining Room, with a ceiling spotlight and an attractive wood-effect floor covering that continues throughout the apartment.

OPEN PLAN KITCHEN/LIVING AREA

A contemporary room with feature part vaulted ceiling being light, airy and spacious with three Velux windows plus a further window at the rear. The Kitchen area is fitted with a range of matching units set under a roll top work surface with tiled splash backs that include & incorporate a 1½ bowl stainless steel sink unit with chrome mixer tap, a 4-ring electric hob & fan assisted oven with an extractor hood over, a built-in dishwasher, and space & point for a fridge. The Kitchen Area also incorporates a breakfast bar and a glass brick wall. The Sitting Room area has display shelf to one side, a night storage heater and a wood burner on one side set on a slate hearth.

INNER HALL

with doors to the Bedrooms and Bathroom, a further shelf with inbuilt display units, and a 'Velux' window.

BEDROOM 1

A double bedroom fitted with a night storage heater. From Bedroom 1 a door opens to a flight of stairs that lead down to the small Courtyard.

BEDROOM 2

A single room with window to the rear

BATHROOM

A most attractive Bathroom fitted with a matching white suite comprising a panel bath with textured cement splash backs, a chrome shower attachment and a glass shower screen; a pedestal wash hand basin with tiled splash backs and a mirror and shaver light over; and a low level WC. The Bathroom also has a mirror fronted storage cupboard incorporating space and plumbing for a washing machine, an obscure glass window, a Velux window and an electric towel rail. In one corner a cupboard houses the 'Ariston' hot water cylinder with an electric immersion heater.

OUTSIDE

At the rear of the Flat, accessed via external stairs from Bedroom 1, is a small fully enclosed Courtyard with an outside light. Agents Note: Care should be taken on these steps when viewing the property as they are timber and slippery when wet.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 17 Mbps and Superfast 52 Mbps.
Mobile Phone coverage by EE, 02 and Vodaphone

(info taken from ofcom checker, please check suitability/connections with your own provider)
Council Tax Band A - £1,717.36.a. for 2026/27.

TENURE

Flat 2 Stucley House is a leasehold property running on a 999 year lease commencing on and including 1 January 2016 and expiring on the 1st January 3015. The freehold of the property is owned by the Stucley House Management Company, of which the owner of Flat 2 has a third share, Each flat pays a monthly management fee of £100pcm which covers buildings insurance and a sinking fund for maintenance.

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 - ///looms.unfit.lunging

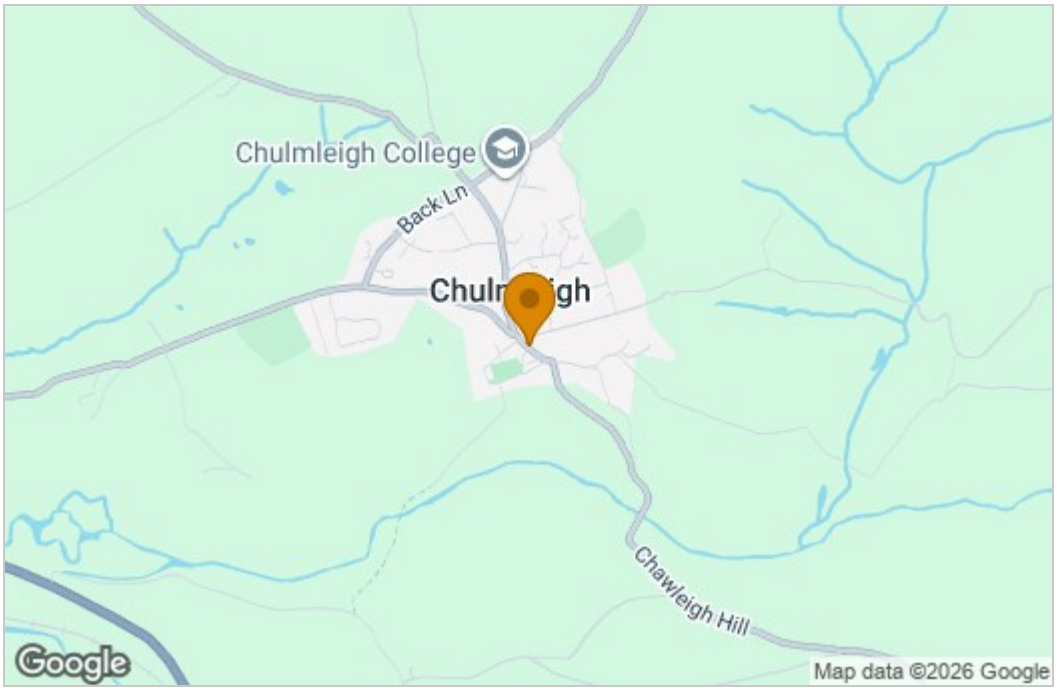
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(3) All measurements, photos, and distances mentioned are approximate.
(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.
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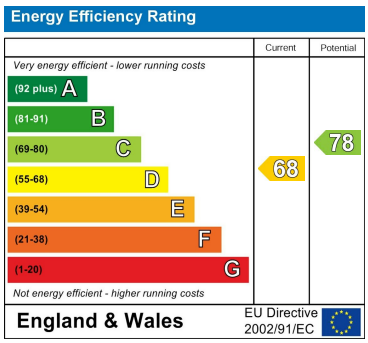
Floor Plan



Area Map



Energy Efficiency Graph



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