10 The Village, Wembworthy, EX18 7RZ

Guide Price **£300,000**

10 The Village

Wembworthy, Chulmleigh

- Semi-detached home in peaceful Mid Devon
- Wonderful countryside views
- Spacious living room plus dining room & conservatory
- Kitchen with adjoining breakfast/dining space
- Three double bedrooms plus useful study/nursery
- Well presented with modern kitchen & bathroom
- Mains gas central heating and double glazing
- Enclosed rear garden, easy to maintain
- Garage and off-road parking

Set in the heart of the Mid Devon village of Wembworthy, 10 The Village is a really well balanced home offering more space than you might expect, along with some lovely views over the surrounding countryside.

Wembworthy is a small and peaceful village centred around its church and village hall, with a strong sense of community. It's well placed too, with Winkleigh and Chulmleigh nearby for day to day needs, while the A377 and rail links at Eggesford make it accessible for travel further afield.

The house itself offers generous and flexible accommodation over two floors. The living room sits to the front and has a cosy feel, while the kitchen has been updated and connects through to the dining/breakfast room, creating a more sociable space for everyday living.

To the rear, a conservatory adds another layer of usable space and enjoys the outlook over the garden.

Upstairs, there are three genuine double bedrooms, along with a useful additional room which works well as a study or nursery. The family bathroom has been modernised and is well finished, with both bath and separate shower. There is also a large loft space.

The property benefits from mains gas central heating with a recently installed boiler, uPVC double glazing and good levels of insulation, making it a comfortable home to run.

Outside, the rear garden is enclosed and designed to be easy to maintain, with patio areas and planted borders. There is a garage with power and light, along with off-road parking to the side.

Overall, this is a great village home offering plenty of space, flexibility and a peaceful setting, all within a well connected part of Mid Devon.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Fibre Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Cob/block

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

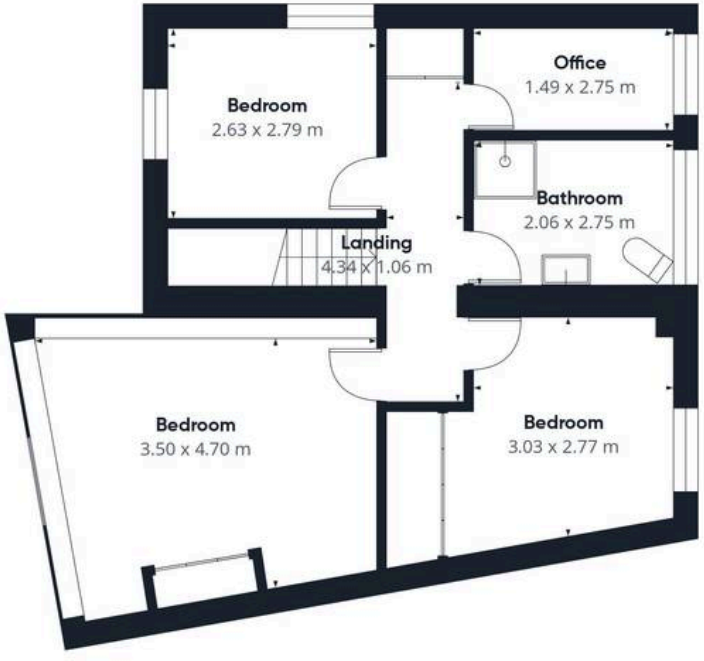
Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS : For Sat-Nav use EX18 7RZ or the what3words is ///tablet.airbrush.kickers

Leave the A377 at Eggesford station and head over the railway line as signed to Wembworthy/Winkleigh. Take the second right signed to Wembworthy and proceed up the hill and into the village. The property will be found on the right towards the bottom of the village.

Floor 0



Floor 1

HELMORES

Approximate total area(1)

110.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.