



**2 Fore Street, Chulmleigh, EX18 7BR**

**Price Guide £150,000**

A most attractive VICTORIAN TERRACED COTTAGE offering spacious and well laid out TWO BEDROOM ACCOMMODATION situated in the heart of CHULMLEIGH with small COURTYARD GARDEN. Offered with No On Going Chain.

## 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 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

2 Fore Street is a mid terrace character cottage situated within a Conservation area the heart of Chulmleigh, conveniently situated for the towns shops and services. The property is of traditional stone construction under a slate roof with painted wood windows and doors throughout. Internally the well laid out accommodation is arranged over two floors and briefly comprises a Sitting Room, a Kitchen/Breakfast Room, and a Bathroom, whilst on the first floor there are two double bedrooms. 2 Fore Street benefits from all the character and charm one would expect from a property of this style and period including exposed 'A' frames in one of the bedrooms, original panel doors through out and ornamental fireplaces in the Sitting Room and Bedroom, whilst modern additions include electric night storage heating throughout. Outside and at the rear of the cottage is a small paved courtyard useful

for storage, The property has been let out in the past and would now benefit from some general improvement including redecorating and recarpeting throughout.

## ENTRANCE

From Fore Street the pavement leads up to the original Front Door, opening into the

## SITTING ROOM

with a large multi pane sash window to the front allowing good natural light and fitted with its original shutters and a window seat below. On one side is a decoratively tiled Victorian fireplace with a cast iron surround, tiled hearth and wood mantle over. The room also benefits from an overhead electrical consumer unit above the front door, a night storage heater, TV and Telephone points, and dado & picture rails. At the rear of the room is a good size Under Stair Storage Cupboard, access to the stairs leading to the First Floor, and an opening which leads through to the

## KITCHEN/BREAKFAST ROOM

An 'L' shaped room fitted with a range of cream base and drawer units set under a 'Butcher's Block' worksurface, incorporating a large Belfast Sink with chrome hot and cold mixer tap set below a window to the side overlooking the Courtyard. On one side there is a built-in single electric oven and grill with 4-ring LPG bottle gas hob and an extractor hood over set between a range of matching wall units. The Kitchen also benefits from space & plumbing for a washing machine, space and point for a fridge/freezer, central ceiling spot lights, some recessed shelving, a slate tiled floor and a 'Creda' wall mounted electric heater. On one side there is a breakfast area with overhead roof light and French Doors leading out into the rear courtyard. At one end a door opens into the

## WET ROOM/BATHROOM

with partially tiled walls and matching white suite comprising a fully tiled walk-in shower with chrome mixer shower and inset vanity shelf to one side; a panel bath with stainless steel mixer taps and two windows to the side overlooking the courtyard; a pedestal wash hand basin; and a low level WC. The Bathroom is finished with a chrome heated towel rail, a feature exposed beam, slate flooring and inset ceiling spotlights.

## STAIRS AND LANDING

Returning to the Sitting Room, the stairs with wooden handrail and balustrade lead up to the First Floor with a small split level Landing with doors to both Bedrooms

## BEDROOM

A super double bedroom set under a sloping ceiling with feature exposed A-Frames. There is a multi



pane double glazed window to the side and rear, and a large Velux window allowing plenty of natural light. At the rear of the room is an electric heater and to the side a wooden display shelf.

## **BEDROOM 2**

Another double bedroom set at the front of the house with a large multi pane sash window overlooking Fore Street. On one side is a cast iron open grate fireplace with a cast iron surround and hearth and wood mantle over (not in working order). The room also benefits from a hatch to the roof space, TV point, and an electric heater. At the rear of the room are two doors, opening to generous Wardrobes, one with a hanging rail and three shelves.

## **OUTSIDE**

From the Kitchen fully glazed French doors lead out into the small rear courtyard which is very private.

## **SERVICES**

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 43 Mbps. Mobile Phone coverage by EE, O2 and Vodafone. Council Tax Band B - North Devon Council £1,912.20 p.a. - 2025/26

## **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

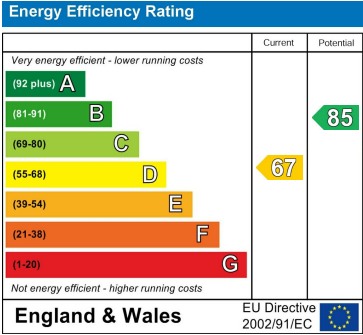
Floor Plan



Area Map



Energy Efficiency Graph



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