



**Andros Leigh Road, Chulmleigh, EX18 7BL**

**Price Guide £125,000**

An exceptionally well presented FIRST FLOOR LEASEHOLD APARTMENT conveniently situated for the centre of Chulmleigh offering well laid out TWO BEDROOM accommodation including an OPEN-PLAN KITCHEN/LIVING ROOM with electric heating.

## 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 hours drive.

## DESCRIPTION

A well presented leasehold first floor apartment situated in convenient location in the heart of Chulmleigh, offering well laid out two bedroom accommodation including an open-plan Kitchen/Living Area and a well fitted Bathroom. Andros also benefits from a useful walk-in storage cupboard on the ground floor, a Utility Cupboard on the first floor housing space and plumbing for a washing machine, and electric heating throughout.

## ENTRANCE

From Leigh Road, a wooden Front Door opens into the

## ENTRANCE HALL

with deep walk-in Storage Cupboard to one side and stairs leading to the

## FIRST FLOOR LANDING

with doors off to all principal rooms, hatch to roof space, and Utility Cupboard to one side housing space and plumbing for a washing machine

## OPEN PLAN KITCHEN/LIVING ROOM

with vaulted ceiling and three windows to the front allowing good natural light, cupboard housing the electric meters and fuse boxes, TV point and night storage heater. In one corner a wide archway leads through to the Kitchen which is fitted with a range of matching wall and floor units to three sides under a wood block work surface with tiled splash backs, including and incorporating a single drainer stainless steel sink unit with mixer tap, an integrated fridge, a ceramic four ring hob with stainless steel extractor fan over and a built-in eye level oven.

## BEDROOM 1

with window to the rear and inset ceiling down lighters.

## BEDROOM 2

with window to the side and inset ceiling down lighters

## BATHROOM

with partially tiled walls and matching white suite comprising a roll top bath with telephone style mixer tap and shower attachment to one side; a low level WC and a pedestal wash hand basin with tiled splash backs. The Bathroom is finished with inset ceiling down lighters and a tiled floor.

## 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 44 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone. North Devon Council - Council Tax Band A £1639.02 (2025/26)

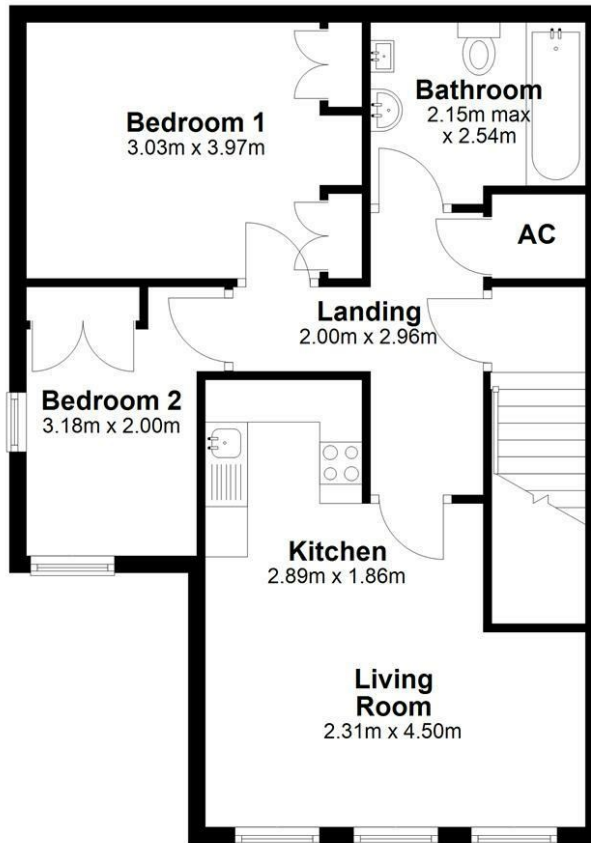
## VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

# Floor Plan

## Ground Floor

Approx. 56.1 sq. metres

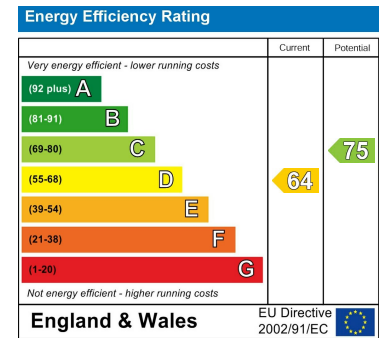


Total area: approx. 56.1 sq. metres  
**Andros, Leigh Road, Chulmleigh, Devon**

# 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.