



Rainbow Cottage Fore Street, Chulmleigh, EX18 7BR

Price Guide £140,000

*** BACK ON THE MARKET *** A most attractive CHARACTER VILLAGE COTTAGE offering spacious and well laid out TWO BEDROOM ACCOMMODATION situated in the heart of Chulmleigh. No Garden. Ideal Buy to Let. Vacant Possession. NO ONWARD CHAIN.

DESCRIPTION

Rainbow Cottage is a charming Grade II listed, former toll house situated within the heart of Chulmleigh. The 5-sided property was constructed in the early 19th century and features a traditional keystone about the front door and interesting pair of gothic style pointed arch windows and is attached on the rear wall to the neighbouring property. The unusual and characterful accommodation includes a good sized Hall opening into a Kitchen/Breakfast Room plus a separate, dual aspect Sitting room on the Ground Floor. On the First Floor are two double Bedrooms and a Family Bathroom with separate a shower. Rainbow Cottage is centrally located and is handy for all Chulmleigh's shops and facilities. Available with Vacant Possession and no onward 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

ENTRANCE

From Fore Street a slate step gives way to the heavy wooden Front Door opening into the small Entrance Hall with coat hanging space on one side and a door at the rear to the

KITCHEN 13'8" x 9'0" (4.17 x 2.74)

A characterful room with an exposed stone wall, a window on the far side, and a range of fitted pine fronted floor units set under a roll top work surface, with a matching double wall cupboard and breakfast bar. The units include & incorporate a single drainer sink unit, and space plumbing & points for a washing machine and fridge. 4-ring electric cooker & oven, centre ceiling light and quarry tiled floor.

SITTING ROOM 14'0" x 11'6" (4.27 x 3.51)

Dual aspect with a pretty arched window on the far side looking along Fore Street. At the rear is a fireplace (NOT in working order), there are three sets of book & display shelving and a built-in cupboard. The Sitting Room has feature part panelled walls, a centre ceiling light and two night storage heaters.

FIRST FLOOR LANDING

with doors off to the two Bedrooms and the Bathroom, a range of book/display shelving, a built-in Single Wardrobe, and a night storage heater.

BEDROOM 1 10'0" x 10'0" (3.05 x 3.05)

An unusual shaped room with a pretty arched window on the far side looking along Fore Street with an electric panel heater below. Feature fireplace on one side (NOT in working order).

BEDROOM 2 10'8" x 8'10" (3.25 x 2.69)

With a window at the front looking down onto Fore Street, to Davy Park beyond, with an electric panel heater below.

BATHROOM

With a window at the front and fitted with an unusual recessed panelled bath with feature splashbacks, a fully tiled shower cubicle housing a Mira electric shower, a pedestal washhand basin and a low level WC. The Bathroom has attractive fish pattern half tiled walls, and a towel radiator. In one corner a door opens to the Airing Cupboard housing a factory lagged hot water cylinder with a double electric immersion heater.

SERVICES

Mains electricity, main water and mains drainage. Telephone line not currently connected.

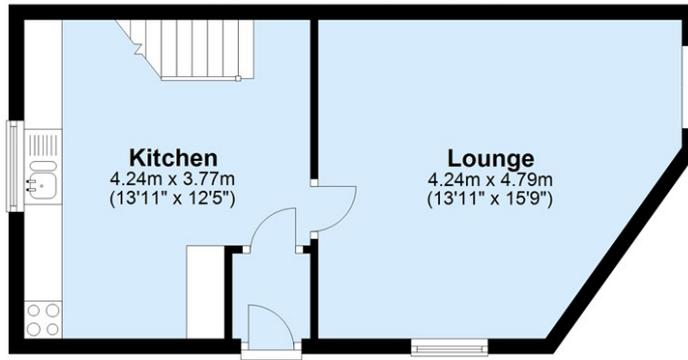
VIEWINGS

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

Floor Plan

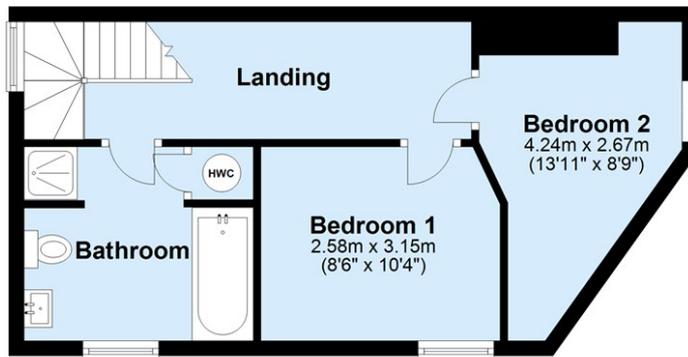
Ground Floor

Approx. 34.5 sq. metres (370.8 sq. feet)



First Floor

Approx. 34.5 sq. metres (370.8 sq. feet)

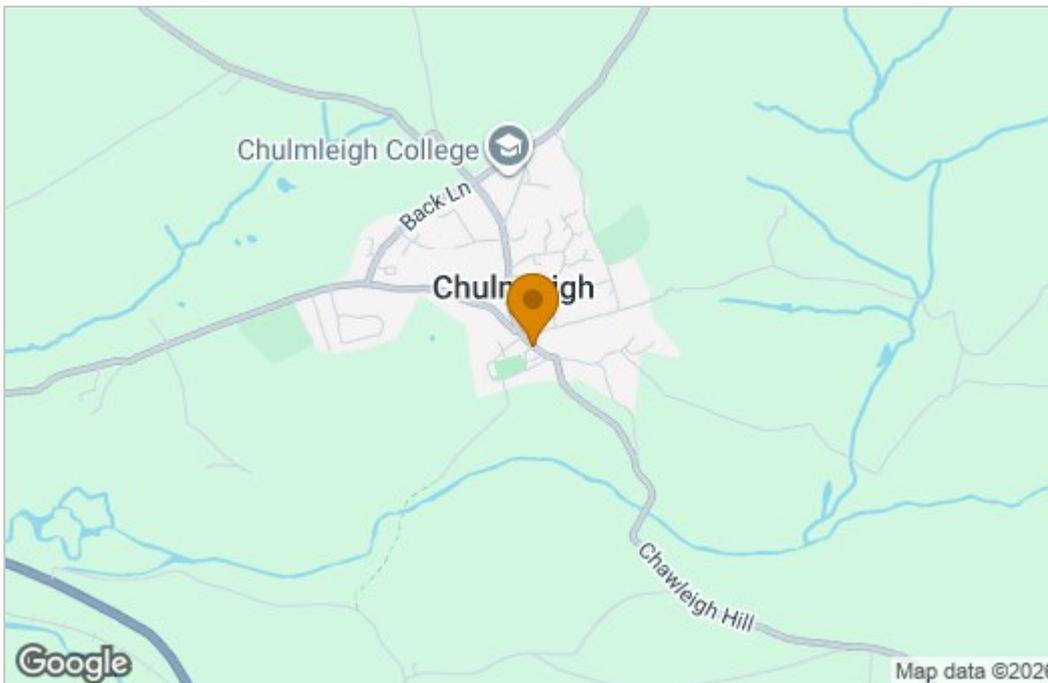


Total area: approx. 68.9 sq. metres (741.7 sq. feet)

For Identification purposes only.
Plan produced using PlanUp.

Rainbow Cottage

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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