



Combe House Fore Street, Chulmleigh, EX18 7BR

Price Guide £200,000

A mixed three storey fully let Commercial/Residential Unit situated in a prominent position in the centre of Chulmleigh in Fore Street comprising one commercial units with two residential flats above, all currently let to long term tenants generating a total rental income of £19,200 per annum. For sale with existing tenancies, business unaffected.

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 hour drive.

DESCRIPTION

Combe House is a Grade II Listed mixed three storey Commercial/Residential Unit situated in a prominent position in the centre of Chulmleigh in Fore Street being of traditional stone and timber framed construction under a slate roof, all with rendered and colour washed elevations and painted wood windows throughout. The building comprises one commercial unit with two residential flats above, all currently let to long term tenants generating a total rental income of £19,200 per annum. On the ground floor there is a self contained trading space, currently let as a Kebab Shop, whilst on the first floor there is a spacious self contained two bedroom flat with a Kitchen, Sitting Room and a Bathroom, let on a statutory periodic assured shorthold tenancy. On the second floor there is a two bedroom self contained flat with Kitchen, Sitting Room and Bathroom, also let on a statutory periodic

assured shorthold tenancy. The property is connected to all mains services with each unit having a separate electricity supply, although water and drainage is a single supply, the cost of which is included within the rent. Each unit also benefits from electric night storage heating. Combe House is for sale with the existing tenancies in place with the businesses unaffected.

THE PROPOSAL

Our clients are inviting offers for the freehold interest, with the benefit of the existing tenants.

The Kebab Shop - Let for £6,000 per annum on a five year lease from the 1st March 2026

Lower Flat - Let for £6,000 per annum on a periodic assured shorthold tenancy.

Top Flat - Let for £7,200 per annum on a periodic assured shorthold tenancy.

Total Rent Roll - £19,200

Lease held on an internal repairing and insuring basis. VAT (if applicable at the prevailing rate)

THE ACCOMMODATION - GROUND FLOOR

The Kebab Shop - Single fronted shop premise incorporating a good sized trading floor/restaurant with separate store, a commercial Kitchen with extraction, and a toilet. Internal area of 72.2 sq.m

FIRST FLOOR

From a separate Entrance Door at the front, there is a shared self contained Stair Hall leading to the First Floor and a door into a Self Contained First Floor Flat comprising an Entrance Hall, Sitting Room, Kitchen, Two Bedrooms and Bathroom with a total gross internal area of 67.3 square metres.

SECOND FLOOR

From the first floor further stairs lead to the second floor and a door into a Self Contained Second Floor Flat comprising an Entrance Hall, Kitchen, Bathroom, Two Bedrooms and a Sitting Room.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 15 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider)

The Kebab Shop Rateable Value- £5,200 - North Devon Council

Lower Flat Combe House - Council Tax Band A (£1,639.02 2025/26 - North Devon Council)

Top Flat Combe House - Council Tax Band B - (£1,639.02 2025/26 - North Devon Council)

VIEWINGS

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.

MONEY LAUNDERING REGULATIONS

As required under the Sanctions and Anti-Money Laundering Act 2018, all purchasers will be required to provide name and address I.D. together with proof of funds. A fee of £25 + VAT per person applies for these checks to be carried out. The Keenor Estate Agent use Smartsearch (a soft-search cloud based platform, credit ratings are not affected) to verify individuals are who they say they are. Names will also be checked against the UK (OFSI) Sanctions List for politically exposed persons (PEP), relatives and close associates (RCA) and special interest persons (SIP).

DISCLAIMER

Please be aware

(1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.

(2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing.

(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.

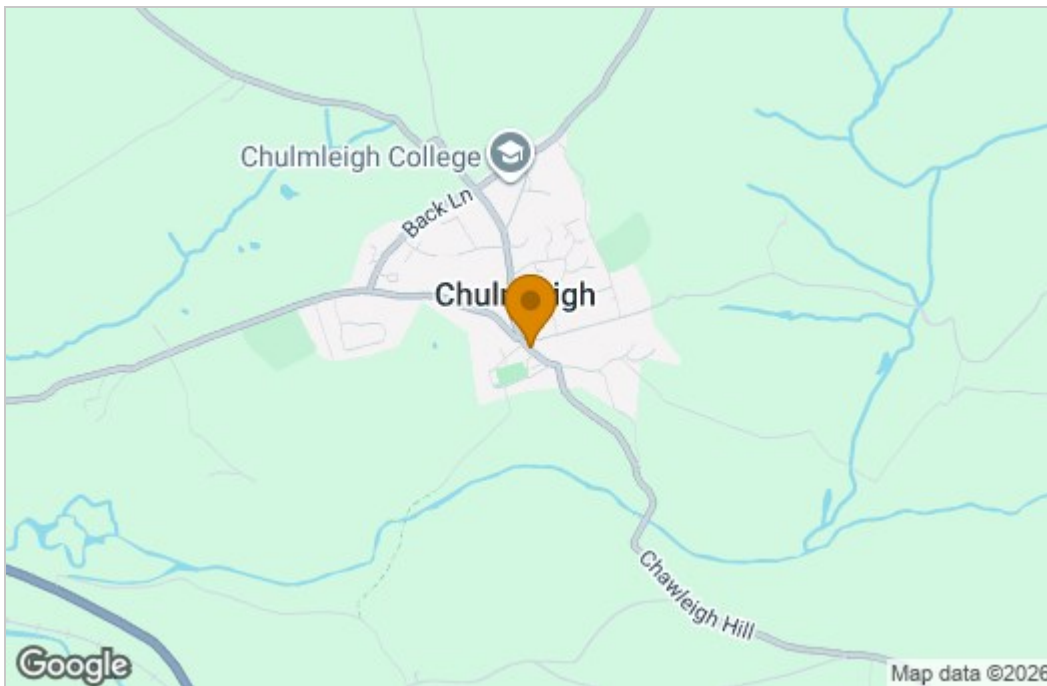
(5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan



Total area: approx. 72.2 sq. metres (777.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.