



## 3 Fore Street

Chulmleigh, Devon EX18 7BR

- Mid Terrace Character Cottage
- Three Bedrooms
- Modern Kitchen
- Sitting Room

Guide Price ~ £200,000



THE KEENOR ESTATE AGENT



**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, Tandoori Restaurant, 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 hour's drive.

**DESCRIPTION** 3 Fore Street is an attractive mid-terrace Victorian town house conveniently located in the centre of Chulmleigh being of traditional brick construction under a slate roof with rendered and colour washed elevations and

painted wood windows throughout. Internally the accommodation is arranged over three floors and briefly comprises on the ground floor, an Entrance Hall, a Sitting Room, a Kitchen/Breakfast Room, and a Cloakroom, whilst on the second floor there are two double bedrooms, and on the third floor there is another double bedroom and a Bathroom. 3 Fore Street also benefits from electric heating throughout. Outside, to the rear of the house is a very attractive walled and paved Courtyard Garden with several raised flowerbeds and a useful storage shed, creating an attractive feature of the property.

**ENTRANCE** From Fore Street a slate step leads up to the Front Door, with glass light over, opening into the

**ENTRANCE HALL** A long narrow Hall with strip-pine dado rail, original strip-pine door to the Sitting Room, overhead cupboard housing electric meters & fuse boxes, electric under floor heating and a telephone point

**SITTING ROOM** An attractive room with a stone fireplace with a stone mantle and a stone and marble hearth (no fire) and feature bay sash window to the front. TV & telephone points and electric night storage heater. In one corner a doorway leads through to the

**KITCHEN** light and airy Kitchen with fully glazed French Doors overlooking and leading out to the Courtyard Garden. A range of white Kitchen units to two sides under a granite effect roll top work surface with red tiled splash backs and a range of wall units over. On one side is an inset one and a half bowl stainless steel sink unit with mixer tap, with an integrated Prima washing machine to one side whilst on the opposite side is a built in 'Prima' electric cooker with inset 4 ring ceramic hob and stainless steel extractor hood over. The Kitchen also benefits from a space and point for a fridge/freezer, 7 inset ceiling down lighters and a smoke alarm,

whilst in one corner is an under stairs storage recess with a range of shelving. Returning to the Entrance Hall, a feature strip-pine half-glazed obscure glass door opens to the

**CLOAKROOM** with matching white low level WC and wall mounted wash hand basin. Split-level quarry tiled floor and one wall being painted tongue & groove board wall. On the rear wall a coloured glass window allows borrowed light.

**FIRST FLOOR LANDING** Returning to the Hall, stairs lead to the First Floor Landing being split-level with strip-pine doors to Bedrooms 1 & 2, pine dado rail and smoke alarm. On one side is the Airing Cupboard housing a factory lagged hot water cylinder with electric immersion heater and a good range of slatted shelving.

**BEDROOM 1** A double bedroom with original strip-pine and painted sash window to the front, electric under floor heating and central ceiling light.

**BEDROOM 2** Another attractive room with sash window to the rear enjoying roof-top views of Chulmleigh's church tower. In one corner is a built in cupboard fitted with a range of shelving, whilst in the opposite corner double doors open to a recessed Single Wardrobe with clothes hanging rail and storage cupboard over. The Bedroom also benefits from under-floor heating.

From the First Floor Landing steep turning stairs with attractive strip-pine balustrade and handrail lead up to the

**SECOND FLOOR LANDING** with double glazed window to the side with deep pine sill below, further display sill, strip-pine door to the Bathroom and strip-pine door into

**BEDROOM 3** A most attractive Bedroom set below the roof of the house with vaulted ceiling, exposed roof beams, electric night storage heater, and inset 'Velux' window plus a deep recess set below the sloping ceiling, with exposed beams, providing useful storage space. To one side double folding doors open to a Walk-In Wardrobe of limited head

height but providing clothes hanging and storage space, with a fitted electric light and a low door opening to an under-eaves storage area.

**BATHROOM** A lovely bathroom set below the roof of the house with part sloping ceilings and attractive velux pine window to the rear, fitted with a matching white suite, comprising a panel kidney bath with a 'Mira Jump' electric shower over and shower screen to one side, low level WC and built in vanity basin with cupboard below; all with stainless steel fittings. Chrome ladder towel rail, hatch to roof space, 5 inset ceiling down lighters and extractor fan.

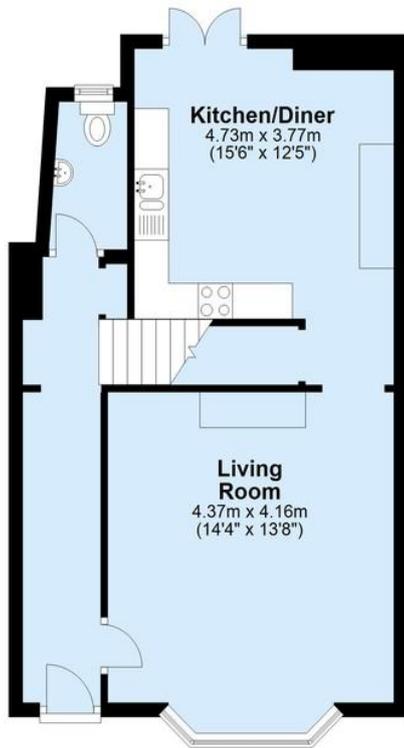
**OUTSIDE** To the rear of 3 Fore Street, approached via the French Doors in the Kitchen/Breakfast Room, is a most attractive walled and paved Courtyard Garden, with high colour-washed walls to either side. The Courtyard is on three levels, gently sloping away from the house, with a raised flowerbed on one side. To the side of the French Doors is a Storage Shed with a side window providing useful storage space. In one corner of the Courtyard is an attractive pebble water feature whilst at the far end is a further raised flower bed, a coal bunker and a small lean-to Log Store under a sloping slate tiled roof.

**SERVICES** Mains electricity, drainage and water. Solid fuel Rayburn for cooking, providing domestic hot water and supplying radiators. Telephone connected subject to BT regulations.

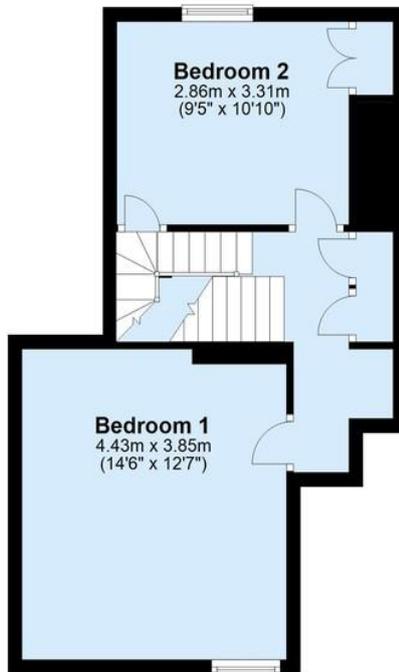
**VIEWINGS** Strictly by appointment through the agent. Out of Hours Please Call 01769 580024



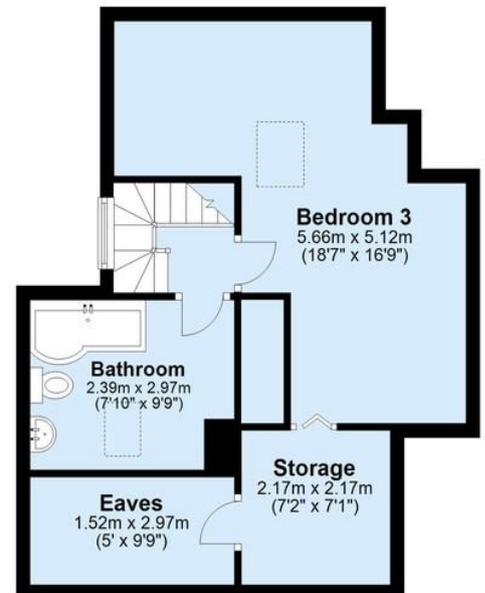
### Ground Floor



### First Floor



### Second Floor



For identification purposes only.  
Plan produced using PlanUp.

3 Fore Street, Chulmleigh

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	53   E	
21-38	F		

### COUNCIL TAX BAND

Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

North Devon District Council

### OFFICE

Bonds Corner House  
Fore Street  
Chulmleigh  
Devon  
EX18 7BR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements