



Abigails, South Molton Street, Chulmleigh, EX18 7BW

Guide Price £250,000

HELMORES
SINCE 1699

Abigail, South Molton Street

Chulmleigh, Chulmleigh

- 3 bedroom thatched cottage in the town
- Living room, dining / play room and kitchen diner
- Lovely first floor bathroom with free standing bath and shower
- Ground floor WC and utility area
- Level garden to rear
- Rear access to Leigh Road

Located in a central position, this charming 3 bedroom thatched cottage is ideally situated for access to the town's amenities which include shops, pub, doctors, schools and post office. There is a local daily bus service to Crediton, Barnstaple and Exeter plus the train line to Barnstaple and Exeter stops at nearby Eggesford. Chulmleigh has both primary and secondary education too.



HELMORES
SINCE 1699



The cottage is characterful and homely with plenty of interesting curves and history. The living room has a large inglenook fireplace with a recently replaced wood-burner and a dining room offers flexible space and could be used as a home office, playroom or even ground floor bedroom. A slate roofed extension to the rear houses a kitchen/dining room, well fitted with built in appliances and opens onto the decking to the side. A WC and useful utility area complete the ground floor. On the first floor are 3 bedrooms and a lovely bathroom with freestanding bath and separate shower. The house is Grade II listed and has timber windows, thatched roof and electric heating with a calor gas boiler for hot water.

Please see the floorplan for room sizes.

Council Tax: C

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Electric heating plus woodburner

Listed: Yes Grade II

Tenure: Freehold



HELMORES
SINCE 1699

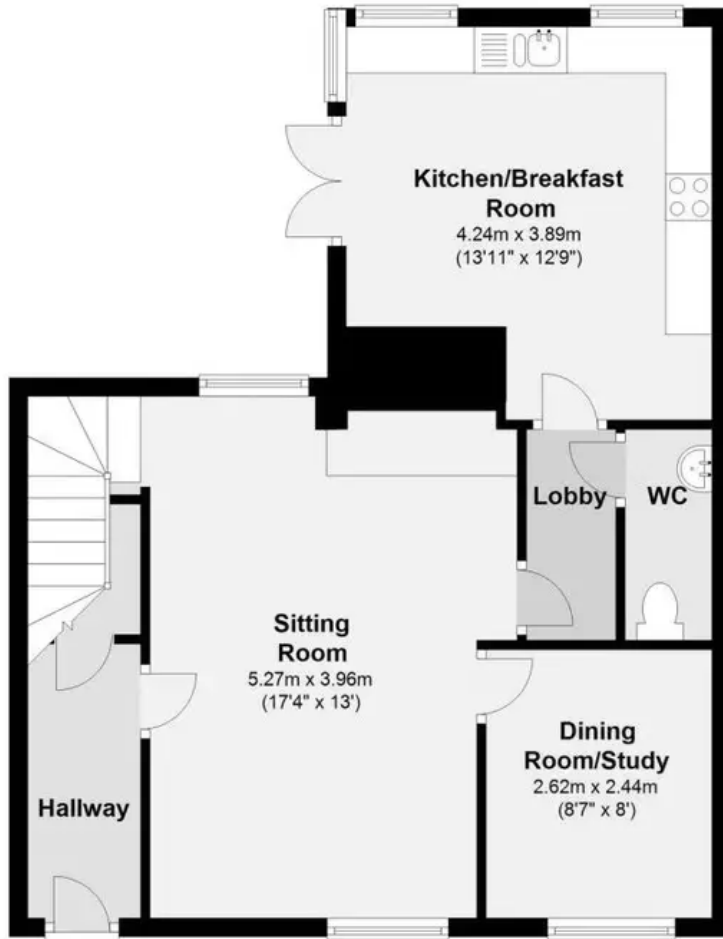
DIRECTIONS : If entering the town from the A377 at Leigh Cross, proceed up the hill and take a left turn into Back Lane and proceed to the end. Turn right at the junction into South Molton Street, proceed down the hill and Abigail's will be found on the right before reaching the centre.

CHULMLEIGH is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.



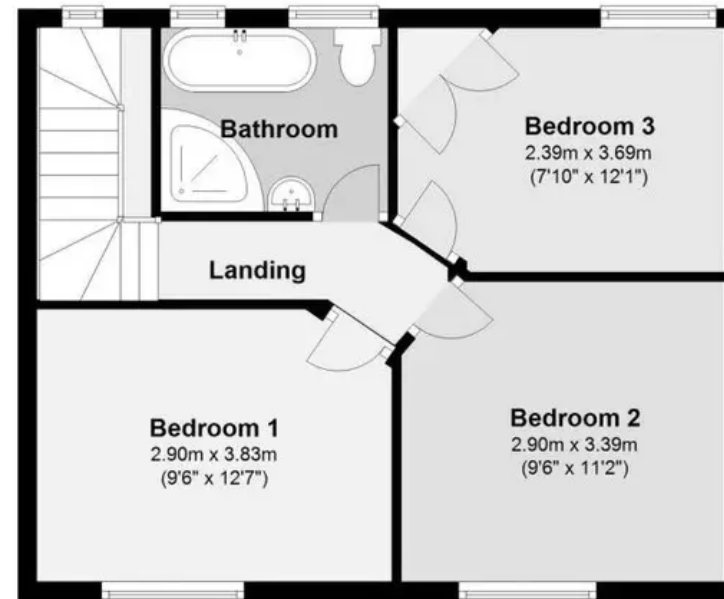
Ground Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



Total area: approx. 100.9 sq. metres (1086.6 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

<https://helmores.com/>

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.