



1 The Berries, Chawleigh, EX18 7EZ

Guide Price **£250,000**

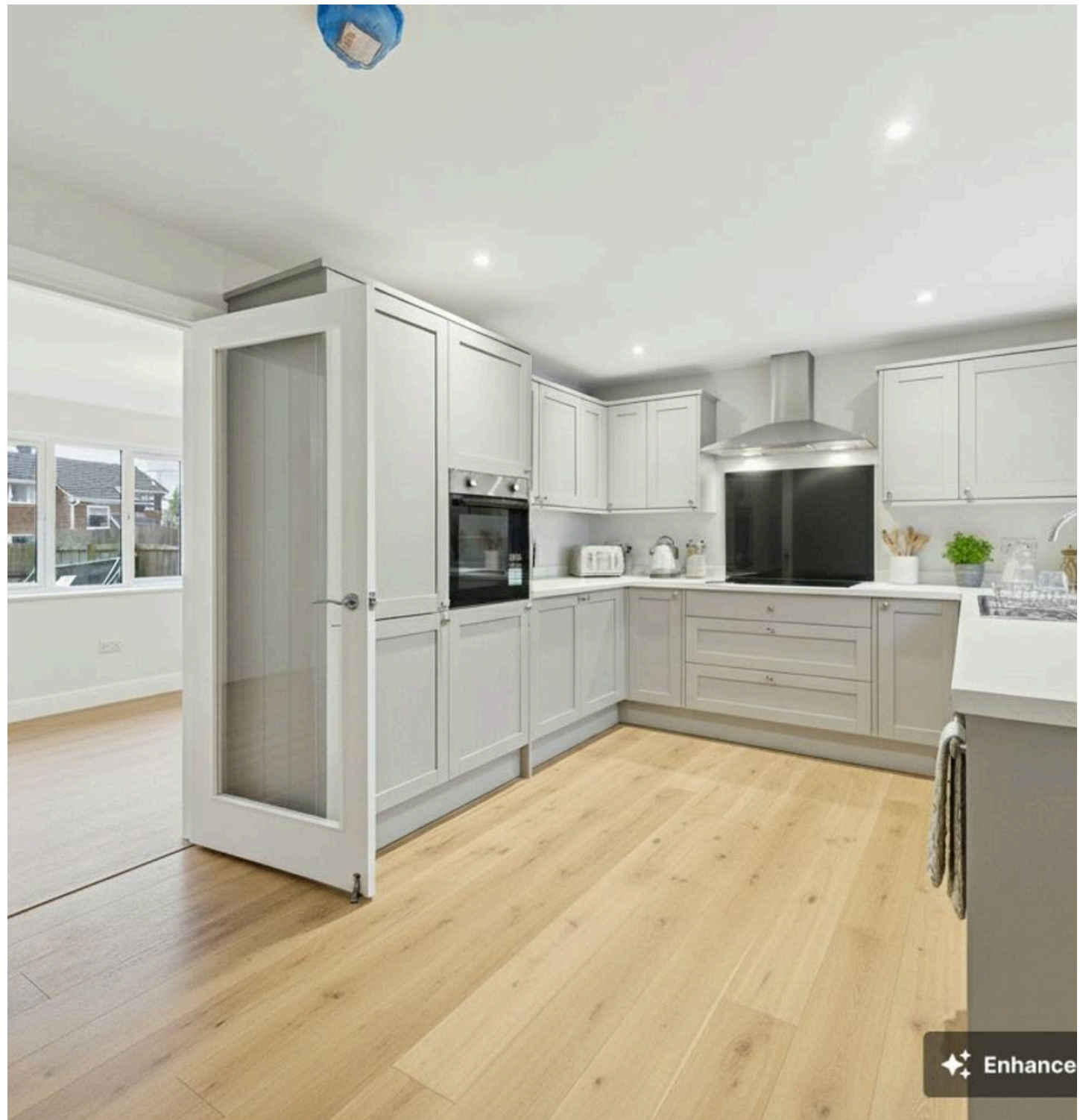
1 The Berries

Chawleigh, Chulmleigh

- Brand new semi-detached cottage, nearing completion
- Sought-after Mid Devon village close to Chulmleigh
- High B EPC rating with excellent eco-credentials
- Air source heat pump, triple glazing and high insulation levels
- Living room and modern kitchen/dining room with integrated appliances
- Two double bedrooms and family bathroom with bath and separate shower
- Brick paved driveway providing parking for two vehicles
- Enclosed rear garden with paved terrace and lawn
- No chain

Chawleigh is a pretty Mid Devon village just a couple of miles from the larger Devon town of Chulmleigh with it's shops, pubs and of course the well regarded secondary school. Surrounded by glorious rolling countryside, it's a traditional village with easy road links on the A377 connecting to Crediton and Barnstaple nearby, and the railway Tarka line between Barnstaple and Exeter has a stop at Eggesford just a couple of miles away.

This pair of brand new houses, built by the well established local firm R & M Peters Ltd are nearing completion and have been built with lower energy use in mind.





With a predicted high B on the EPC score, running costs will be lowered with high levels of insulation throughout, triple glazed windows and an air source heat pump, all working together to improve efficiency. There's a ten year NHBC warranty too adding peace of mind to any purchase. The layout gives a good sized living room at the front and then through to a well fitted kitchen/dining room at the rear overlooking the garden. The modern kitchen is complete with integrated appliances including a full height fridge/freezer and washing machine plus hob and oven. Beyond the kitchen is a rear porch with plant cupboard and then a useful ground floor WC. On the first floor are two double bedrooms and a family bathroom with separate shower and bath.

Outside at the front is a brick paved driveway with ample space for two vehicles and then side access to the rear garden with lower paving area and steps up to a level lawn (seeded).

It's a lovely setting for a modern house with excellent eco-credentials and sure to attract a range of buyers.

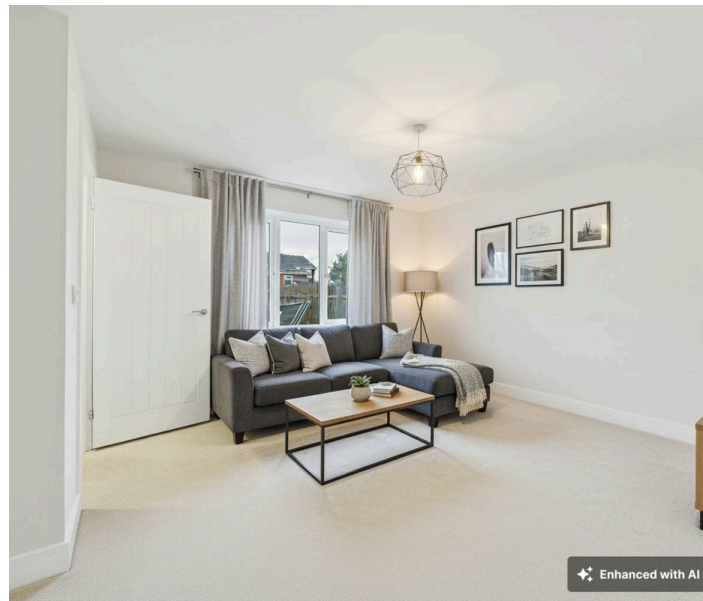
AGENTS' NOTES:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.



Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC – Mid Devon

Approx Age: 2025/26

Construction Notes: Standard timber frame

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Air source heat pump

Listed: No

Conservation Area: No

Tenure: Freehold





Floor 0

Approximate total area⁽¹⁾
71.3 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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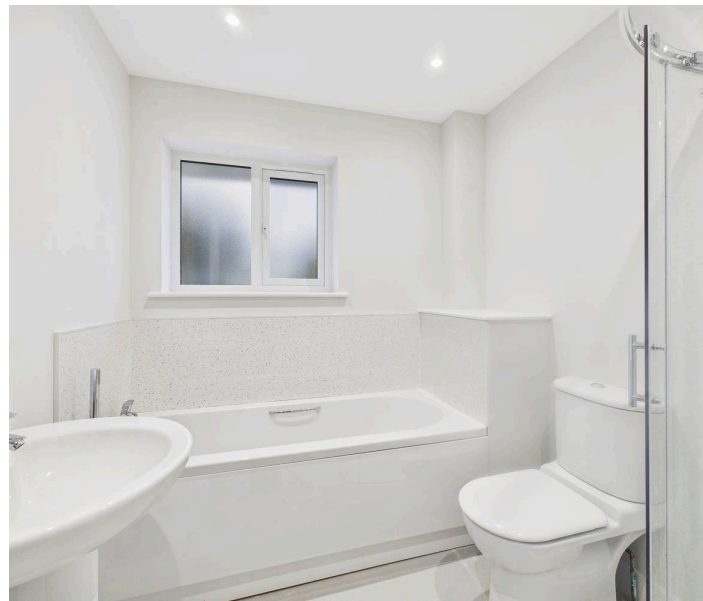
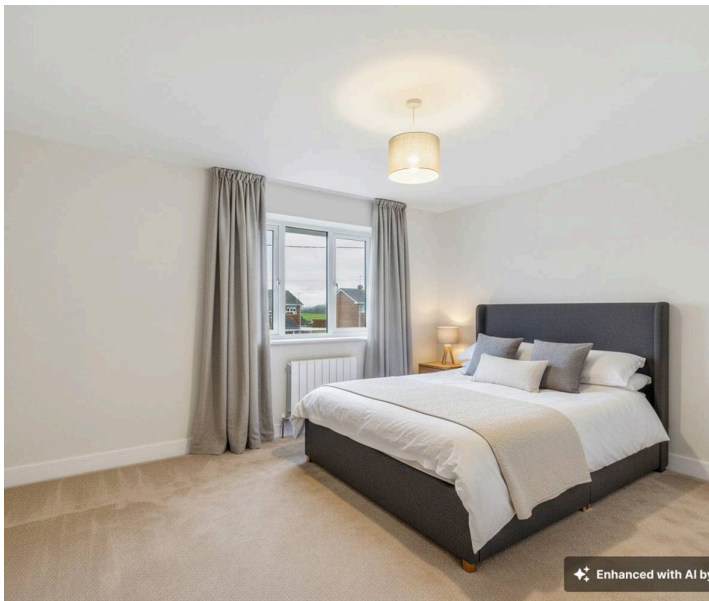


CHAWLEIGH, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities the market town of Chulmleigh is 2 miles away. The village offers a variety of activities and events for parishioners while, for a fresh-air fix, Eggesford Forest is a couple of miles away giving super walking and riding opportunities. Eggesford also has a station for trains to Barnstaple and Exeter, overlooking the tracks is an independently-run café and farm shop.

DIRECTIONS : For sat-nav use EX18 7EZ and the What3Words address is [///pythons.pint.recording](#)

but if you want the traditional directions, please read on.

When arriving in Chawleigh from the A377 at Eggesford, proceed into the village, passing the village sign. Look out for the property on the left and if you reach the turning to Bells Close on your left, you've passed it.





Helmores

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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.