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5 NEW BUILDINGS, CHITTLEHAMPTON

£150,000 FREEHOLD

B 2 1 2 T

Umberleigh, Devon, EX37 9QB

Positioned in a secluded setting with just five properties, this charming two-bedroom, end-of-terrace Grade II listed home offers immense potential for renovation. The property boasts a generous garden with picturesque views, several outbuildings, and the added advantage of no onward chain.

South Molton Office: The Square, South Molton, North Devon, EX36 3AQ **Email:** southmolton@webbers.co.uk

Key Features

- CHARACTER PROPERTY
- IN NEED OF RENOVATION
- LARGE GARDEN
- OUTBUILDINGS
- SECLUDED SETTING OF JUST FIVE HOMES
- POPULAR LOCATION
- NO ONWARD CHAIN

Overview

Accessed via a shared pedestrian footpath, the property opens to a porch area leading into a cosy living room, which features exposed stonework and an inglenook fireplace with a wood-burning stove.

A door connects the living room to the kitchen, equipped with base units, a sink, and space for a cooker. Steps from the kitchen lead to a versatile utility area with plumbing for white goods. Off the utility area, a door to the left opens into a shower room with a shower, WC, and washbasin. Adjacent to the utility, an additional room could serve as a rear porch, dining room, or even an extra bedroom.

Upstairs, the first floor has two double bedrooms. Bedroom two currently includes a WC and washbasin within the room.

A standout feature of this property is the expansive front garden, filled with mature plants, shrubs, and trees, complemented by a storage shed and stunning views. Additionally, two further storage sheds are located to the side of the property.





The Area

The property is positioned approximately 1 mile from the very popular Village of Chittlehampton which has a public house, church, Village store and a Village hall. The busy market town of South Molton is approximately 5 miles to the east and it provides a complete range of amenities including a Supermarket, a post office, a health centre, a twice weekly market and schools for all are ranges. The regional centre of Barnstaple is just 7 miles distant and it provides excellent facilities.





Services and Utilities

We understand the property is connected to mains water and electricity. Private septic tank drainage shared between five homes.

NB: The septic tank has not been surveyed to confirm if it is compliant with modern regulations.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions:

Leave South Molton via West Street (B3227) sign posted Umberleigh. Stay on this road for approximately 5 miles and take the left hand turning signposted Chittlehamholt. Continue down this road and the property can be found a short distance along on your left. There is layby parking available close to the property.

View this property

Please contact our South Molton Office on 01769 573181

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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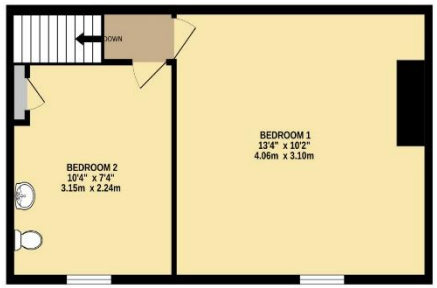
Viewing

Please contact our **South Molton** office on **01769 573181** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk**

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