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Varykino KINGS NYMPTON
Umberleigh, Devon EX37 9SS

£225,000 FREEHOLD
Predicted Rental Income £750-800PCM

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A character filled double fronted cottage in the heart of Kings Nympton, offering a lovely balance of period charm and practical outside space. This appealing village home features exposed stonework, beamed ceilings, a wood burner and a fitted kitchen, while outside there is a gated driveway, a car port, cottage gardens, a patio and useful workshop and storage space opposite the house.

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

Key Features

- BEAUTIFUL DOUBLE FRONTED COTTAGE
- POPULAR VILLAGE OF KINGS NYMPTON
- PARKING AND OUTBUILDINGS
- TWO BEDROOMS
- WELL PRESENTED
- WOOD BURNING STOVE
- NO ONWARD CHAIN
- COTTAGE GARDEN

Overview

A character filled double fronted cottage in the heart of Kings Nympton, offering a lovely balance of period charm and practical outside space. This appealing village home features exposed stonework, double glazed windows, beamed ceilings, a wood burner and a fitted kitchen, while outside there is a gated driveway, parking for two cars and a car port, cottage gardens, a patio and useful workshop and storage space opposite the house. The property also benefits from a Positive Input Ventilation system.

Stepping in through the front door through a gated storm porch, the cottage opens into a welcoming sitting room. This is a room full of character, with an exposed stone fireplace housing a wood burner, a bread oven recess, and beamed ceiling details that reflect the age and style of the home. From here, a door leads through to the kitchen, which is well fitted with cream fronted units and arranged to make good use of the space for everyday living. Stairs rise from the kitchen to the first floor, where the landing gives access to two bedrooms and the bathroom. The main bedroom is a comfortable double, while the second bedroom provides useful flexibility as a guest room, study or single bedroom. The bathroom is fitted with a white suite and shower over the bath.

Outside, and positioned opposite the cottage, there is off road parking with access to a car port, together with attractive cottage gardens that add further appeal. These include lawned areas, mature hedging, as well as a paved patio that provides a pleasant place to sit out. There are also useful block built sheds and workshop space, offering valuable storage and flexibility for hobbies or projects.





The Area

Kings Nympton is a very popular and traditional village which was given a 'best kept village' award by the CPRE. With good community spirit, the village has a fantastic pub " the Grove Inn" a primary school, church and large village hall. It is approximately 4.5 miles from the small town of Chulmleigh which has a range of shops, health centre, primary and secondary schools, golf course and easy access to the A361 which provides a route to Tiverton (18 miles) and the National rail links and M5. There is a station on the Barnstaple to Exeter 'Tarka' line just over 2 miles away.





Services and Utilities

Mains electricity, water and drainage. Electric heating

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

From our office in south Molton proceed down South Street and take the fourth turning on the left signposted George Nympton/Kings Nympton. Proceed through the village of George Nympton and continue for approx. 2 miles before taking the first right to Kings Nympton. On entering the village turn right at the T junction and drive along into the square past the pub on your right, follow the road towards the church and take the 2nd left. The property can be found on your right hand side.

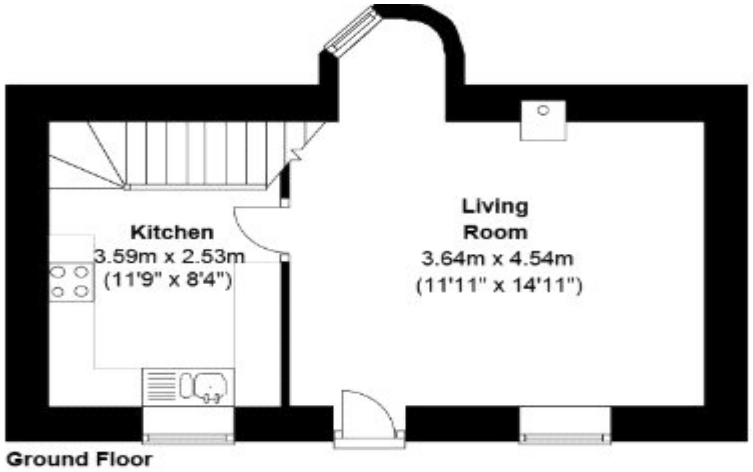
View this property

Please contact our South Molton Office on 01769 573181

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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.



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, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time.**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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