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29 LADYWELL MEADOWS

Chulmleigh, Devon EX18 7DX

£220,000 FREEHOLD*

Predicted Rental Income £xxxpcm

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A well-presented two-bedroom terraced home built by Devonshire Homes, situated on the popular Ladywell Meadows development in Chulmleigh. Offering air source heating, a fitted kitchen, spacious lounge/diner, enclosed rear garden and parking. Ideally suited to first-time buyers, downsizers or investors, with excellent access to local school. EPC C

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

Key Features

- ATTRACTIVE MID-TERRACED HOME
- TWO BEDROOMS
- LEVEL LAWNED GARDEN WITH STORAGE SHED
- PARKING
- REMAINDER OF NHBC WARRANTY
- AIR SOURCE HEAT PUMP
- WALKING DISTANCE TO POPULAR SCHOOLS
- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS

Overview

Situated on the popular Ladywell Meadows development in Chulmleigh, this well-presented two-bedroom terraced home was built approximately eight years ago by Devonshire Homes and would make an ideal first-time purchase, investment or home for those looking to downsize. Conveniently located close to Chulmleigh's well-regarded schools, the property also benefits from air source heat pump central heating.

The accommodation is thoughtfully arranged and comprises an entrance hallway with a cloakroom/WC, a fitted kitchen with window to the front elevation, and a spacious lounge/dining room with a useful understairs storage cupboard and double doors opening onto the rear garden. On the first floor are two generous double bedrooms together with a modern family bathroom.

Outside, the property enjoys a level, enclosed rear garden, laid mainly to lawn with a patio seating area and a useful storage shed. A parking space is located within the nearby parking area, adjacent to the garden, providing convenient off-road parking.

Service Charge: Please note there is a service charge payable towards the maintenance of the communal green areas and shared spaces within the development. The current charge is to be confirmed.

*Tenure: The property is being sold as a freehold. It is currently held under a shared ownership arrangement; however, the seller has obtained approval to staircase to 100% ownership simultaneously with the sale. As a result, the purchaser will acquire the property as a standard freehold with no ongoing shared ownership interest. We understand there are no local occupancy restrictions.





The Area

Chulmleigh is a very desirable, thriving hill top town with an excellent community spirit, boasting a variety of amenities including various shops, churches, cafés/restaurants, newsagent/post office, hair dressers, florist, two public houses, antiques shop, charity shop, 18 hole golf course with club house, health centre, dentist, well renowned primary and secondary schools and library. There are also nearby rail stations on the Barnstaple to Exeter 'Tarka' line at Kings Nympton and Eggesford. Chulmleigh is 17 miles from the regional centre of Barnstaple, 23 miles from the city of Exeter, 12 miles from the busy market town of South Molton and 26 miles from the M5 and National rail links at Tiverton Parkway. Set midway between Dartmoor and Exmoor in the picturesque countryside of the Taw Valley the area offers a wealth of outdoor pursuits including walking, cycling, horse riding, fishing on the Mole and the Taw, and golf at Chulmleigh and nearby Libbaton.

Services and Utilities

Mains electricity, water and drainage.
Air source heat pump heating/hot water.

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

WHAT3WORDS: ///stickler.unguarded.perused









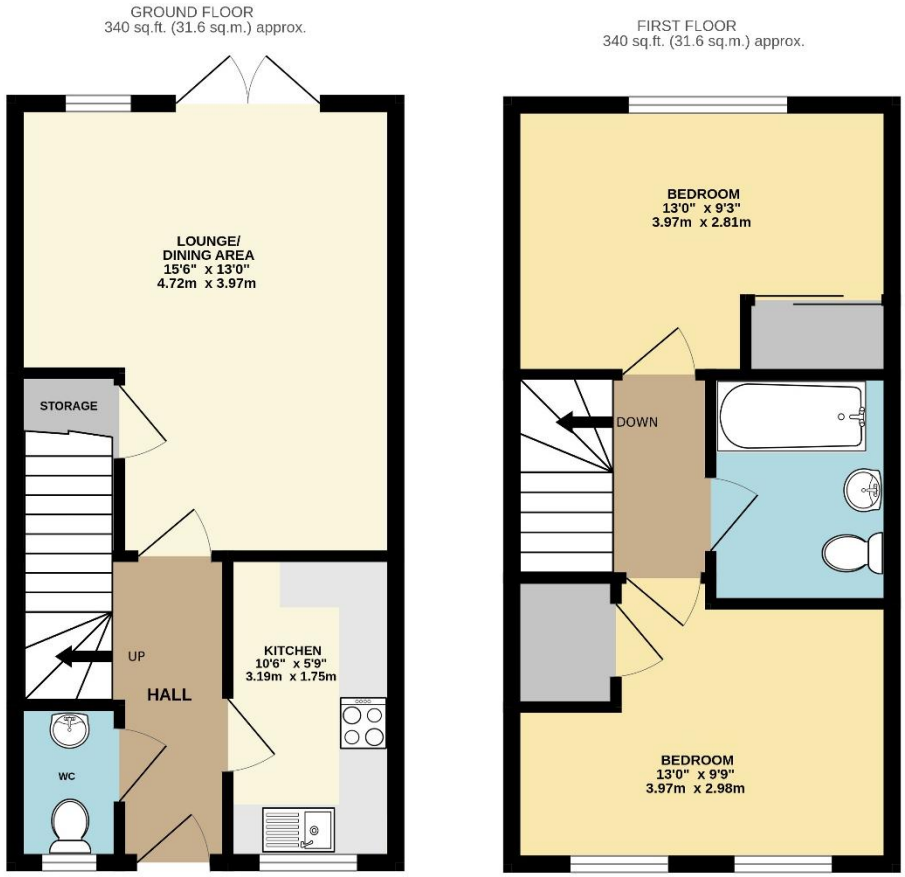
View this property

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.



29 LADYWELL MEADOWS, CHULMLEIGH, DEVON, EX18 7DX

TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

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, 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

Please note that some photographs have been enhanced using artificial intelligence (AI) for marketing purposes. No material features of the property have been altered.