



Chittlehampton

NANCEKIVELL&CO



Jess's Cottage, 3 Hillside Chittlehampton, Devon, EX37 9QL

GUIDE PRICE £315,000

QUINTESSENTIAL CHARMING GRADE II LISTED TWO BEDROOM THATCHED COTTAGE SET IN THE HEART OF A HISTORIC NORTH DEVON VILLAGE RENOVATED TO AN EXCEPTIONALLY HIGH STANDARD

- Grade II Listed
- Recently Renovated
- Ideal Investment
- No Ongoing Chain
- Kitchen/Dining Area
- Living Room
- 2 Bedrooms
- Enclosed Rear Garden
- Private Setting
- Previously Used as a Holiday Cottage



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DESCRIPTION

Set at the end of a private lane yet close to the village amenities sits Jess's Cottage. The cottage has recently undergone a top to bottom renovation and is finished to an exceptionally high standard. Internally the accommodation briefly comprises Kitchen/Dining Room with bespoke fitted kitchen, integrated appliances and various storage units. Downstairs bathroom with fitted white suite, Sitting Room with feature stone fireplace and log burning stove. On the first floor are two bedrooms and shower room laid to oak flooring. Outside, the enclosed cottage garden lies to the rear and is laid to lawn with deep mature well stocked flower and shrub borders, patio area, garden store and summer house. The cottage has previously been let out by its current owners on a very successful holiday let basis.

SERVICES & EPC

Mains water, mains drainage and mains electric. The property is exempt an EPC. Electric underfloor heating downstairs and electric heaters in bedrooms.

FLOOR PLAN

The approximate total floor area is 910 sq. Ft (84.5 sq m). The plan attached is for illustrative purposes only and any figures given are for internal guidance only.

COUNCIL TAX BAND

The former banding was C and this is to be confirmed if current. North Devon Council, Civic Centre, Barnstaple, Devon EX31 1EA. Tel: 01271 327711.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

Leave South Molton via West Street (B3227) signposted Torrington. Follow this road for approximately four miles. Turn right at junction signposted to Chittlehampton. Follow road on entering village the property can be found up a small lane on the right hand side. Opposite the junction to east street.

OMBUDSMAN

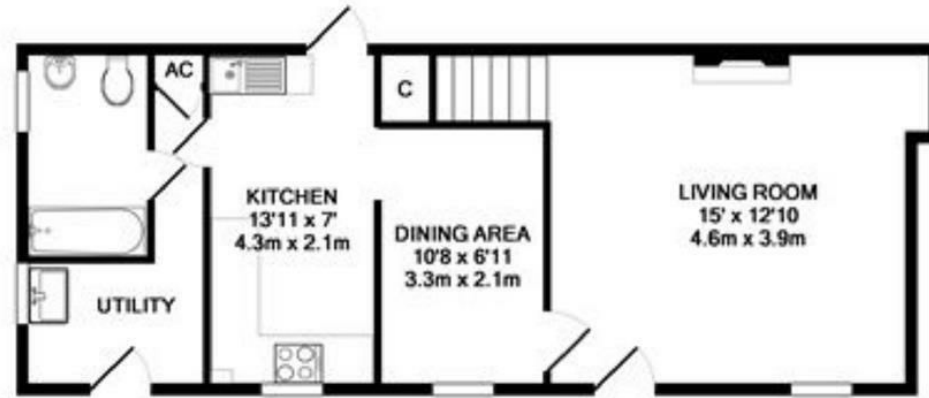
We are full members of the Ombudsman for Estate Agents scheme, full details of which are held here at the office.

IMPORTANT NOTICE

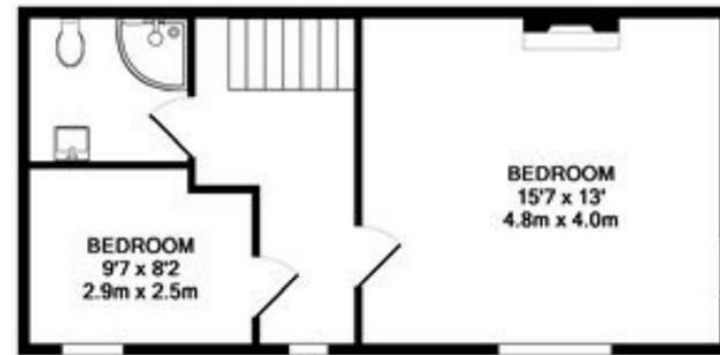
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GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.