





Primrose House, South Molton Street, Chulmleigh, Devon, EX18 7BW

GUIDE PRICE £150,000

- In need of reburishment
- 3/4 bedrooms
- Good sized rear garden
- Mains services

SITUATED IN THE HEART OF CHULMLEIGH VILLAGE THIS IS A 3 BEDROOMED VICTORIAN TERRACED HOUSE WITH REAR GARDEN IN NEED OF REFURBISHMENT WITH THE ACCOMMODATION SET OUT OVER TWO FLOORS WITH SOME ATTRACTIVE PERIOD FEATURES INCLUDING BEAMS FIREPLACES AND ATTRACTIVE CORNICES. THE PROPERTY WOULD MAKE A FINE SPACIOUS FAMILY HOME ONCE COMPLETED.

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

From Chulmeigh square proceed along South Molton street and the property will be found on the right hand side just before the chapel.

SITUATION

The popular and historic village of Chulmeigh is situated above the Taw Valley midway between Barnstaple and Exeter approx 10 miles South from South Molton. The village itself has a primary and secondary school an attractive range of shops including a small supermarket providing all the necessary services for everyday needs. Exeter the county Town is half an hour to the South whilst there are regular trains along the Tarka trail the nearest station is Eggesford. The church and general architecture of the village including its square and annual Chulmeigh Old Fair are well known and admired.

PRIMROSE HOUSE

Situated adjacent to an 1883 Chapel the property is of considerable age charm and character set in the heart of the village with the attraction of a good sized rear garden. The property is in need of total refurbishment and would at a stretch be habitable in its current condition and would make an excellent spacious family home when complete set in a lovely popular easily accessible ancient village.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

METHOD OF SALE

The property will be offered for sale by private treaty.

SERVICES

Mains electricity, Mains water supply, Mains drainage.

TENURE

The property is freehold and will be offered for sale with vacant possession.

RIGHT OF WAY

There is a right of way in favour of the property beside a neighbouring property into the rear garden

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

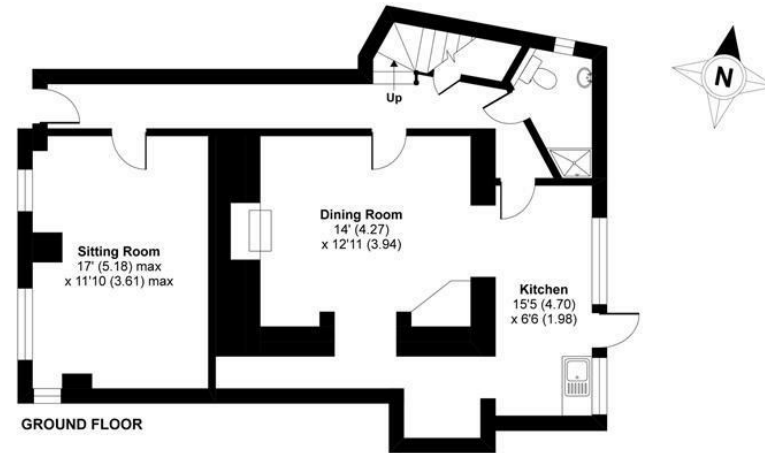
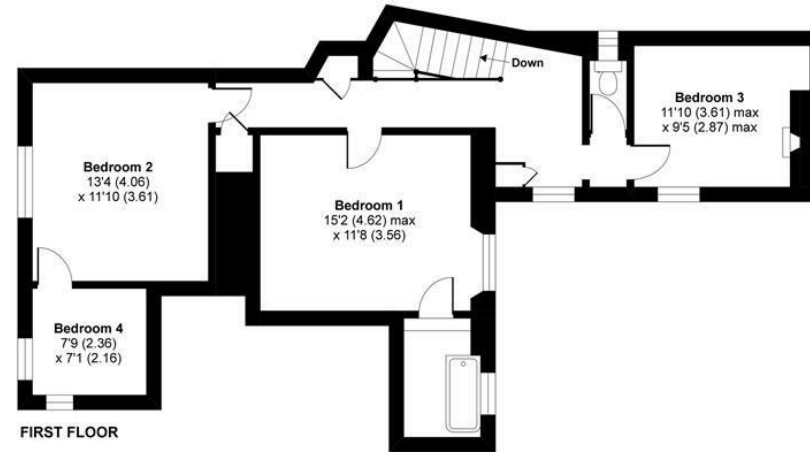




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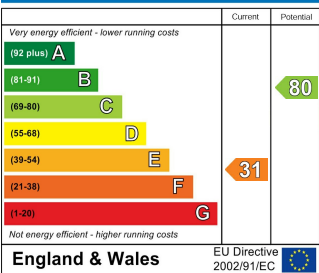
Total = 1601 sq ft / 148.7 sq m

For identification only - Not to scale

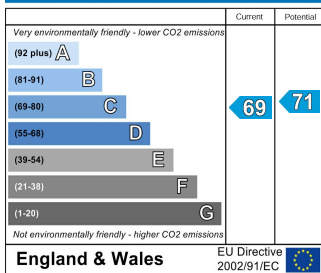


RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2021. Produced for Nancekivell & Co. REF: 689650

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

2 King Street, South Molton, Devon, EX36 3BL

T: 01769 574111 F: 01769 574616

peter@nancekivellandco.com www.nancekivellandco.com

