

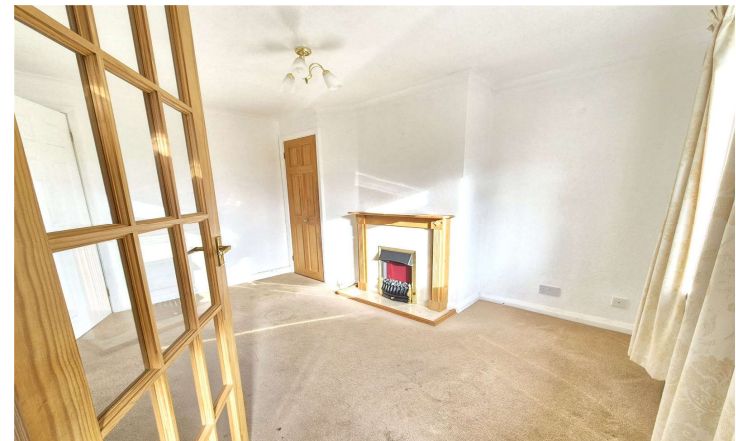


Bond
Oxborough
Phillips

Changing Lifestyles

4 South View
Chittlehampton
Umberleigh
Devon
EX37 9PT

Offers in excess of: £190,000 Freehold

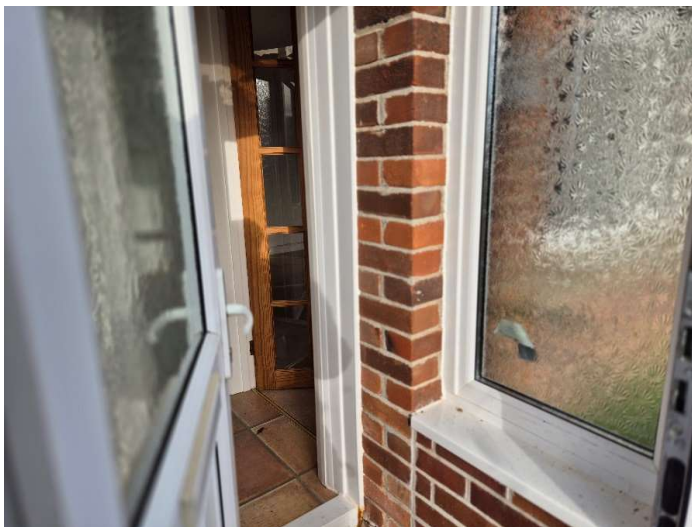


Changing Lifestyles

01805 624 426
torrington@boproperty.com

4 South View, Chittlehampton, Umberleigh, Devon, EX37 9PT

- No Onward Chain
- Village Location
- One Double Bedroom
- Generous Enclosed Garden
- Wet Room
- Brick-built Outhouse
- Rural Views
- Short Walk to Village Shop and Pub
- EPC: E
- Council Tax Band: A



Looking for your next low maintenance home nestled in the quiet and picturesque village of Chittlehampton? Look no further. The bungalow is set back from the road providing a perfect front garden allowing for additional privacy.

This cosy property boasts one spacious double bedroom, making it an ideal home for a couple or single occupant. The bungalow offers a comfortable and peaceful living environment, perfect for those seeking tranquillity. The property features a lovely garden, providing a private outdoor space to relax and unwind. Situated in a quiet and scenic location, this home offers a convenient lifestyle with amenities and transport links within easy reach. Whether you're looking for a starter home, downsizing, or seeking a peaceful retreat, this bungalow ticks all the boxes.

Upon entering the bungalow, the porch gives a buffer before entering the living space. Here provides plenty of space for your furniture and even a dining room table. For me there is a perfect space in front of the window overlooking the rural lifestyle. The kitchen to the rear provides plenty of cupboard and worktop space with the sink overlooking the rear garden. The bedroom is a generous double providing plenty of space for your bedroom furniture whilst also benefitting from two built in wardrobes. The bathroom is now a wet room and perfect for anyone who's a little bit older.

The garden to the rear is the perfect middle ground between low maintenance yet, big enough to keep you busy. Whether you're looking to create a garden full of flowers whilst growing your own produce, a place to invite friends and family whilst enjoying some alfresco dining or just a quiet spot to relax, you'll find what you're looking for here.

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Don't miss out on the chance to make this delightful house your new home. Contact us today to arrange a viewing and secure your place in this thriving community.

The historic village of Chittlehampton has a thriving and very active local community with a post office / village stores, cricket club and an award winning traditional public house, The Bell Inn. The market town of South Molton provides an excellent range of everyday services and amenities including shops, primary and secondary schools, restaurants and banks, together with a supermarket, two health centres, recreational facilities, a cottage hospital and a twice weekly community market. From South Molton the A361 North Devon link road provides quick and easy access to the regional centre of Barnstaple as well as Tiverton and the M5 motorway (Junction 27). There is a rail station on the Barnstaple to Exeter (Tarka line) at Umberleigh. Mainline intercity rail links are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01805 624 426

For more information or to arrange an accompanied viewing on this property.

The vendor informs us that the property is thought to be constructed of brick under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Electric storage heaters and Emersion hot water.

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Superfast available, up to 80mbps download speed (information taken from Ofcom checker)

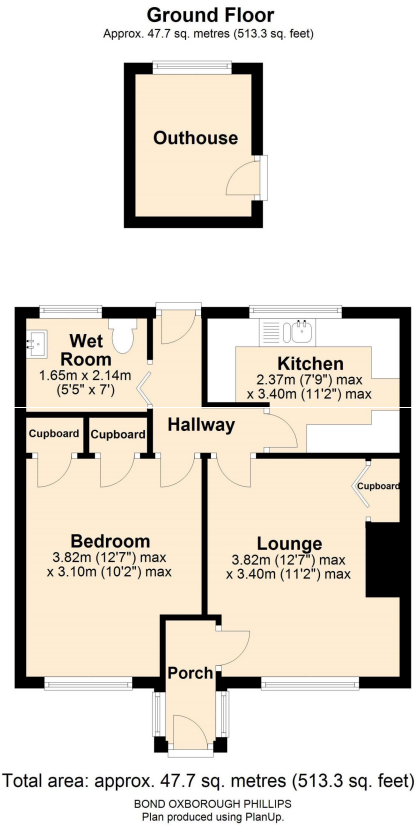
Mobile phone coverage: Available onsite, indoor limited and outdoor likely (see Ofcom checker for further information)

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Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Torrington take the B3227 towards South Molton and Umberleigh. After approximately 7.5 miles, at the T-junction, turn right onto the A377. After a short distance, take the next left over the bridge, back onto the B3227 towards Chittlehampton and South Molton. Follow this road up the hill and out of Umberleigh for about 1.5 miles before taking the first turning on your left signed for Chittlehampton. Continue on this road into the village of Chittlehampton and at the cross roads continue straight on into East Street. The property will be found on your left hand side after a short distant, just before the entrance to the village hall, with a For Sale board clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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