



Pear Tree House



# Pear Tree House

2 Eggesford Close, Eggesford, EX18 7EP

Chulmleigh 3.5 miles | Crediton 12.5 miles | South Molton 13 miles

A detached house offering a rare opportunity to acquire a converted home with spacious living accommodation in a sought after location.

- Detached House
- Two Bedrooms
- Modern Fitted Kitchen
- Excellent Transport Links
- Rear Garden & Off Road Parking
- Open Plan Ground Floor Living
- Well-Proportioned Bathroom
- No Onward Chain
- Council Tax Band C
- Freehold

## Guide Price £219,000

### SITUATION

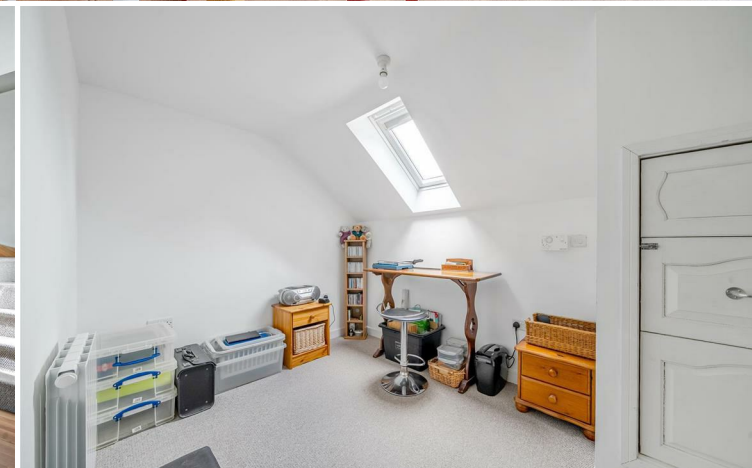
The property is located within a small close of three detached houses adjacent to the historical Eggesford train station. Set on the picturesque Tarka Line between Exeter and Barnstaple, the station provides an hourly service which links into the national rail network at Exeter St. Davids.

Local amenities are available in the small town of Chulmleigh, which offers a good range of services including a variety of shops, places of worship, post office, health centre, primary and secondary schools, local pubs and other amenities. The Fox and Hounds Country Hotel is a short walk from the property.

The Taw Valley, particularly around the Eggesford area, is renowned for its attractive unspoilt countryside and public open spaces including Eggesford Forest, Flashdown Woods and Heywood, all of which are within walking distance.

### DESCRIPTION

Converted in 2021, Pear Tree House is former commercial building that has been sympathetically reconstructed, extended and transformed into a charming and attractive, detached, two-bedroom residence with open plan ground-floor living.



## ACCOMMODATION

On the ground floor, the superb open plan living space benefits from multiple windows overlooking the surrounding area. The property has a comprehensive newly fitted modern kitchen, with a range of wall and base units, a breakfast bar, fitted extractor hood and space for a cooker, fridge freezer, and washing machine. There is also a cloakroom on the ground floor fitted with a wash hand basin and low level WC, as well as a useful under stairs storage cupboard.

A staircase leads to the first floor landing, giving access to two double bedrooms. The master bedroom is an L-shaped space, with Velux windows overlooking the surrounding area. The second bedroom has an airing cupboard. Also on the first floor is the spacious family bathroom with tiled flooring, and newly fitted white suite including a bath, separate walk in shower cubicle, wash hand basin and low level WC.

There are multiple modern slimline heating radiators throughout the property. There is laminated wood flooring throughout the ground floor and fitted carpets to the first floor.

## OUTSIDE

To the front of the property is a parking area, with tandem parking space for two vehicles, as well as a gravel covered patio area accessed via French windows in the living room. There is also an enclosed private rear garden.

## SERVICES

Mains electricity. Private water via borehole and filtration system. Shared private drainage via septic tank. Electric radiators throughout.

Ofcom predicted broadband services – Standard broadband available.

Ofcom predicted mobile coverage: Variable - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon Council.

## AGENTS NOTE

An annual service charge for water, sewage and common access way upkeep is applicable and shared between all residents of the close.

2025/2026 service charge is currently being calculated at an estimate £600 per household, subject to change.

## INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872.

## VIEWING

Strictly by appointment with the agents please.

## DIRECTIONS

Pear Tree House is clearly situated adjacent to the train station at Eggesford, on the A377 that runs between Barnstaple and Exeter.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 68                      |
| (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 |

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