



8 Bellingate, Colebrooke, Crediton, EX17 5JJ

Guide Price £250,000

A delightful 3 bedroom semi-detached home, in need of modernisation, with extensive gardens, garage and workshop/store, and superb rural views. No onward chain.

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Situated on the edge of the charming village of Colebrooke, in a delightful rural setting with superb countryside views, this appealing semi-detached property offers an exciting opportunity to create a wonderful family home.

Requiring a degree of modernisation, the accommodation is arranged over two floors and comprises three bedrooms, a sitting room, kitchen, utility room and bathroom. The rooms are bright and inviting, many enjoying excellent views across the surrounding rural landscape.

The property is further enhanced by extensive gardens, featuring generous areas of lawn and a former vegetable plot, ideal for keen gardeners or those seeking additional outdoor space for family enjoyment. In addition, there is a garage and a spacious workshop/garden store, providing excellent storage or potential for hobbies.

Offered with no onward chain, this is a fantastic opportunity to acquire a home in a sought-after village location with outstanding countryside views and scope to add value.

DIRECTIONS: Using the What3Words App, search [bleaching.robot.rating](https://www.what3words.com/)

PLEASE NOTE:

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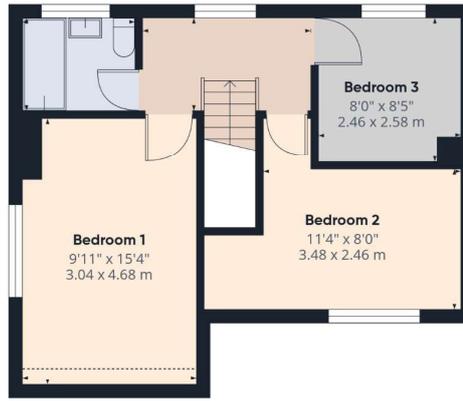
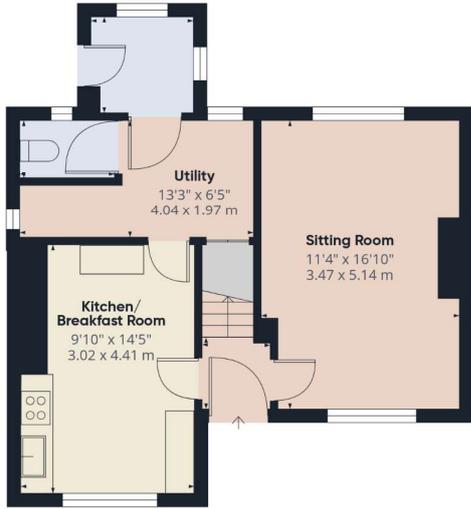


SUMMARY

- Rural setting in the hamlet of Colebrooke
- Wonderful rural views
- 3 Bedroom semi-detached home
- In need of modernisation
- Extensive gardens
- Garage and workshop/store
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band C
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains electric and water.
DRAINAGE: Mains drainage
BROADBAND: Broadband Available
MOBILE SIGNAL: Reasonable Coverage
HEATING: Oil fired central heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Approximate total area⁽¹⁾
 1243 ft²
 115.5 m²

Reduced headroom
 9 ft²
 0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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