



21 Great View

Chulmleigh, Devon EX18 7DY

- A Semi-Detached House
- Three Bedrooms
- Enclosed Garden
- Lovely Rural Views

Guide Price ~ £265,000



THE KEENOR ESTATE AGENT



SITUATION Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a butcher, bakery, dairy, newsagent, florists, hairdressers etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, churches, library, two public houses and a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION 21 Great View is a modern semi-detached house situated on the outskirts of Chulmleigh allowing lovely far reaching views down the Taw Valley. The property was built to a high standard by Devonshire Homes

in 2018 and benefits from the remainder of its 10 year NHBC warranty being of modern insulated block construction under a tiled roof with coloured k-rend elevations and uPVC double glazed windows and doors throughout. Internally the attractively presented accommodation is well laid out over two floors and briefly comprises an Entrance Hall, a stylish Kitchen, a down stairs Cloakroom, a good sized Sitting/Dining Room, a Master Bedroom with En-Suite Shower Room, two further Bedrooms and a modern Bathroom with shower. 21 Great View also benefits from high speed fibre broadband as well as under-floor heating on the ground floor and radiators on the first floor serviced by an air source heat pump making it an economic energy efficient house. Outside and to the side of the property there is a tarmac off-road parking for two cars whilst at the rear of the property there is an enclosed lawned garden with a raised paved patio area allowing access into the Sitting Room via the patio doors.

ENTRANCE From the front, a short paved path leads up to a composite Front Door with inset glass light opening into the

ENTRANCE HALL with doors to the Kitchen, Sitting Room and Cloakroom and easy turn stairs leading to the First Floor Landing. On one side is a service cupboard housing the electric meters and fuse boxes and telephone point. The Hall is finished with ceramic tiled floor and under-floor heating.

CLOAKROOM Fitted with a low level WC and pedestal wash hand basin with tiled splashbacks. The room also benefits from an obscure glazed window to the front, inset ceiling downlighters and a ceramic tiled floor.

KITCHEN A well fitted Kitchen with a range of cream fronted units to two sides under a butchers block work surface with partially tiled splash backs, including and incorporating a one and a half bowl stainless steel single

drainer sink unit with mixer tap, space and plumbing for a dishwasher and washing machine to one side and range of contrasting wall cupboards over. On one side there is a built in stainless steel AEG double oven with inset four ring ceramic hob and extractor fan over also set between a range of matching wall cupboards. In one corner is an integrated fridge/freezer, whilst in the opposite corner there is a further area of work surface with space and point for a fridge/freezer and tumble dryer below. The Kitchen is finished with a window to the front, inset ceiling downlighters and ceramic tiled floor.

SITTING/DINING ROOM A good sized, light and spacious dual aspect room with windows to the side and rear allowing lovely rural views across open countryside with double glazed French Doors overlooking and leading out to the Garden. On the opposite side a door opens into an under stairs storage cupboard with coat hanging space. The Sitting Room also benefits from a telephone point, TV point, underfloor heating and two ceiling downlighters.

FIRST FLOOR LANDING Returning to the Entrance Hall, easy turn stairs with wooden balustrade and handrail to one side lead to the First Floor Landing with doors off to all principal rooms, radiator, hatch to roof space and smoke alarm. On one side a further door opens into an Airing Cupboard housing the factory lagged pressurised hot water cylinder with electric immersion heater.

MASTER BEDROOM A good sized double Bedroom with window to the rear with radiator below, allowing lovely far reaching views over open countryside. In one corner is a built in wardrobe fitted with hanging rail and storage shelving, whilst on one side a door opens into the

EN-SUITE SHOWER ROOM with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing a stainless steel mains fed shower with glazed shower screen to one side; a low level WC with inset flush set below an obscure glazed window to the side; and a wall mounted wash hand basin with stainless steel tap and

heated towel rail to one side and shaver point. The Shower Room is finished with tile effect flooring, inset ceiling downlighters and extractor fan.

BEDROOM 2 Another double Bedroom with window to the front with radiator below.

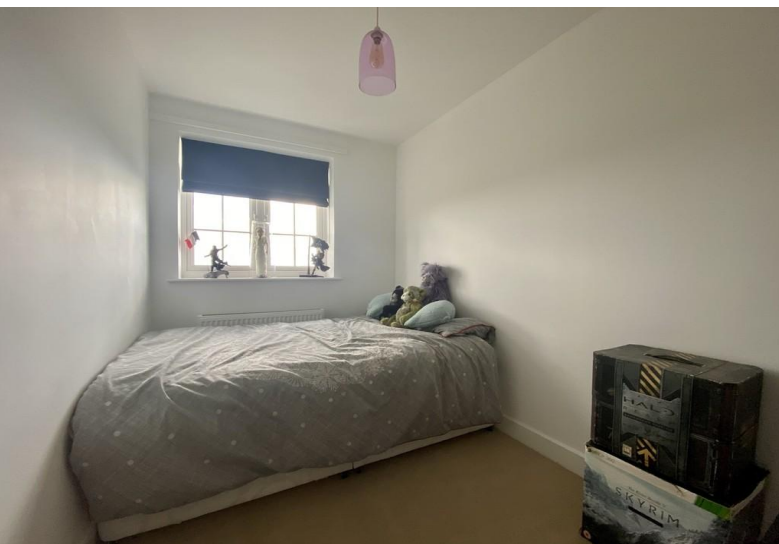
BEDROOM 3 A single Bedroom with window to the rear allowing lovely rural views, with radiator below.

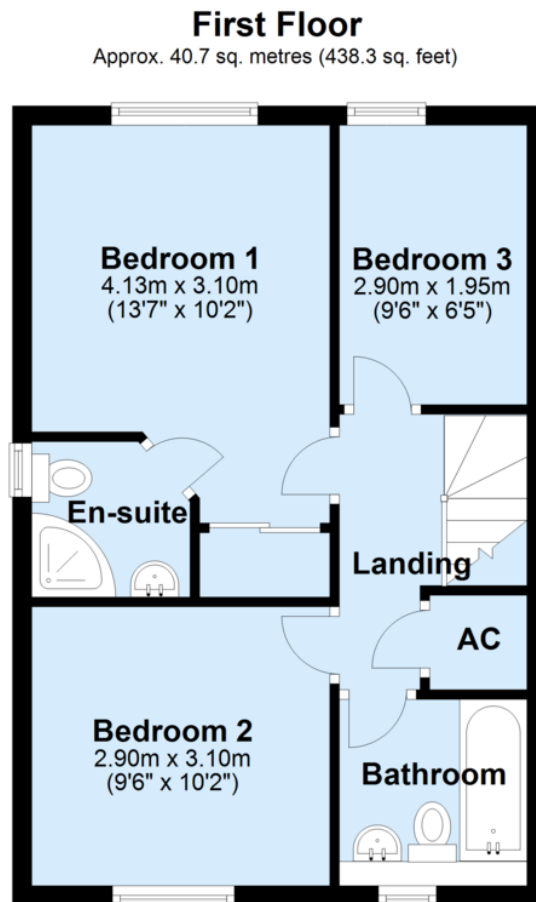
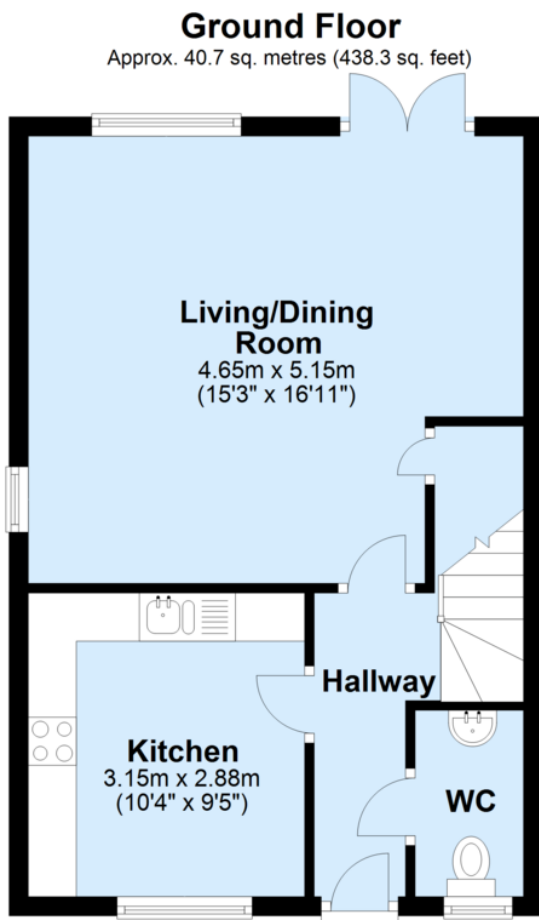
BATHROOM A modern Bathroom with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer shower over and glazed shower screen to one side; a low level WC with inset flush set below an obscure glazed window to the front; and a wall mounted wash hand basin with shaver point to one side. The bathroom is finished with a heated towel rail, plank effect floor covering and inset ceiling downlighting.

OUTSIDE From the road, a tarmac parking area allows enough space for two cars gives access to the Front Door and a wooden pedestrian gate into the Rear Garden, with timber garden shed to one side providing useful storage. The Garden lies immediately to the rear of the house being mainly laid to lawn and bordered by wooden panel fencing. At the rear of the house is a raised paved patio area creating a lovely summer seating area and an ideal site for flower pots and planters whilst in one corner is the air source heat pump providing domestic hot water and servicing radiators, whilst on one side is a further wooden garden shed. The Garden is south facing and allows lovely far reaching rural views.

SERVICES Mains electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing underfloor heating and radiators. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024





Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements