



## 57 Great View

Chulmleigh, Devon EX18 7DY

- A Modern Semi-Detached Property
- Three Bedrooms
- Garde
- Garage & Parking

Guide Price ~ £280,000



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 bakery, dairy, newsagent, hairdressers, florists 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** 57 Great View is brand new mid terrace property situated in a quiet cul-de-sac of similar properties just off a pretty central green towards the outskirts of the popular North Devon town of Chulmleigh. The property has

just been completed to a high specification by Devonshire Homes benefitting from an excellent energy efficient rating and offering beautifully presented three Bedroom and two Bathroom accommodation including a good sized Sitting Room, a well fitted white gloss Kitchen and a downstairs Cloakroom. Modern refinements in quality 'Duravit' sanitary ware with stainless steel fittings, uPVC double glazed sash windows throughout and a 'Vaillant' air source heat pump system with under floor heating on the ground floor and radiators on the first floor. Outside the property benefits from dedicated off-road parking for one car, a Single Garage and an enclosed Garden. 57 Great View is available with no onward chain.

**ENTRANCE HALL** From the front a wood effect insulated fibre glass Front Door opens into the Entrance Hall with painted doors off to all rooms, easy turn stairs leading to the First Floor Landing and further door to a Walk-in Storage Cupboard. The Hall is finished with a smoke alarm, central heating control panel and telephone point.

**CLOAKROOM** An internal room with partially tiled walls and matching white suite comprising a low level WC and a wall mounted wash hand basin with stainless steel taps. The Cloakroom is finished with an extractor fan and ceramic tiled floor.

**KITCHEN/BREAKFAST ROOM** Fitted with a range of modern white gloss units to two sides under a black roll-top work surface including and incorporating an integrated 'Lamona' fridge/freezer, a one and a half bowl single drainer stainless steel sink unit with mixer tap and a built-in stainless steel double oven and grill with inset four ring ceramic hob and pull out extractor fan over, set between a range of matching wall units. In one corner there would be space for a small table and chairs. The Kitchen also benefits from space and plumbing for a washing machine and dish washer, sash window to the front overlooking the green, track of four ceiling spot lights and a ceramic tiled floor.



**SITTING ROOM** A good sized light and spacious dual aspect 'L' shaped Sitting Room with windows to the side and rear and fully glazed French Doors overlooking and leading out to the garden. The Sitting Room also benefits from Sky/TV points, telephone point and central heating thermostat.

**STAIRS AND LANDING** From the Hall, easy turn stairs with hand rail to one side lead to the First Floor Landing with doors off to all principal rooms, hatch to roof space, smoke alarm, extractor fan and radiator. On one side a door opens to an over-stair cupboard housing the Vaillant pressurised hot water cylinder with control panel to one side.

**BEDROOM 1** A double bedroom with sash window to the rear overlooking the garden with radiator below, TV point, central heating control panel. In one corner there is a built-in wardrobe fitted with shelving and hanging rail. On one side a door opens into the

**EN-SUITE SHOWER** with partially tiled walls and matching white suite comprising a fully tiled corner shower cubicle with stainless steel mixer shower and glazed shower screen; low level WC and wall mounted wash hand basin. The En-suite also benefits from a sash window to the side, an extractor fan, shaver point and a heated towel rail.

**BEDROOM 2** Another double bedroom with sash window to the front overlooking The Green with radiator below, TV point.

**BEDROOM 3** A single bedroom with sash window to the front with radiator below, TV point.

**BATHROOM** with partially tiled walls and matching white suite comprising a panel bath with stainless steel taps, mixer shower over with glazed shower screen to one side; a low level WC set below a sash window to the rear; and a wall mounted wash hand basin. The Bathroom is finished

with an extractor fan and a heated towel rail.

**OUTSIDE** At the rear of the house there is a good sized gently sloping partially walled garden which is enclosed by feather board fencing at one end and laid to lawn, creating a super feature. Along one side a paved path and steps lead through the garden to a wooden pedestrian gate at one end, which in turn opens out onto a communal parking area of which 57 Great View benefits from 1 dedicated car parking space and a Single Garage (the Garage is on a 999 year lease, being located underneath a neighbouring coachhouse).

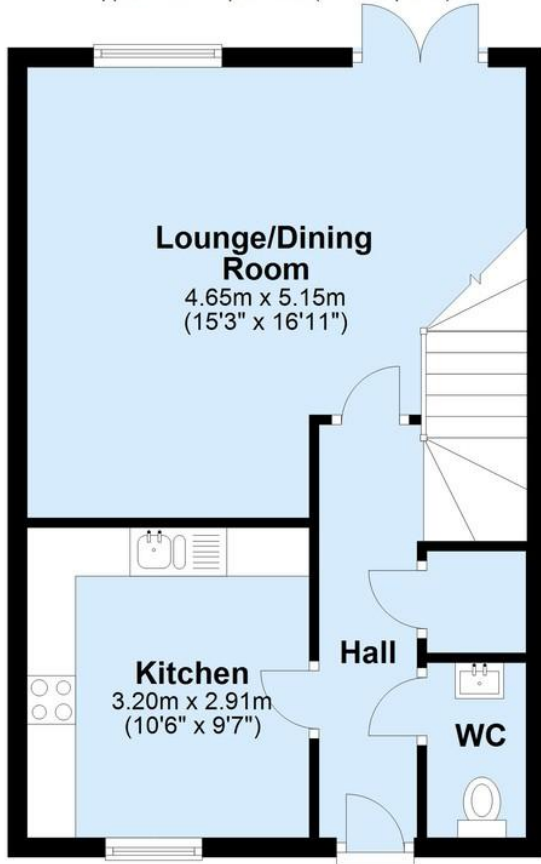
**SERVICES** Mains electricity, mains water and mains drainage. Air Source Heat Pump for heating and providing domestic hot water. Telephone connected subject to BT regulations. Annual service charge of £415.15 for period 1st July 2021 - 30th June 2022.

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



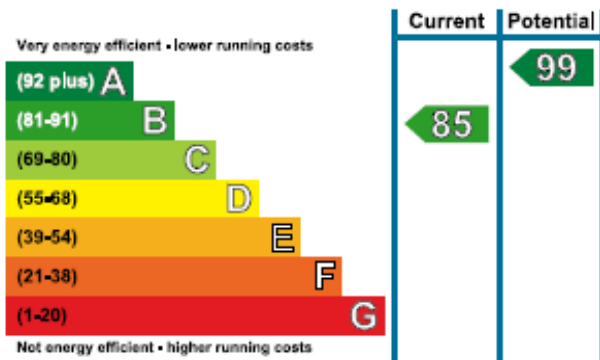
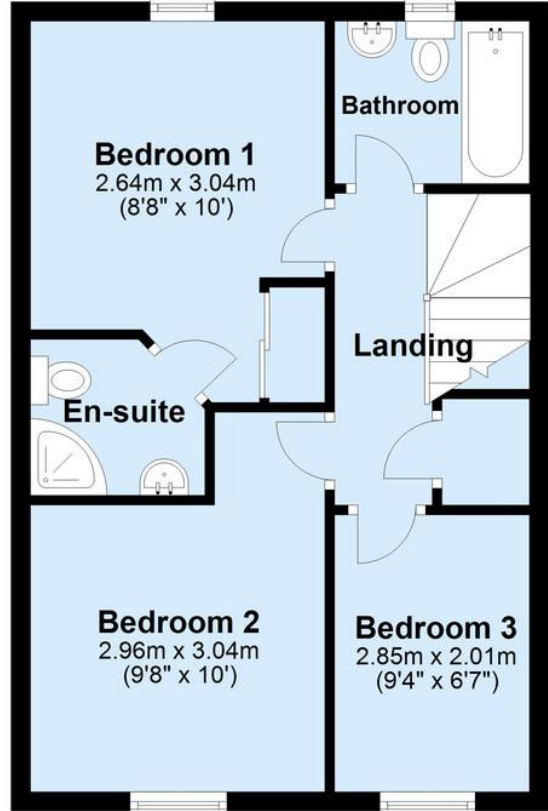
## Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

North Devon District Council

### OFFICE

Bonds Corner House  
Fore Street  
Chulmleigh  
Devon  
EX18 7BR

**T:** 01769 580 666

**E:** enquiries@keenors.co.uk

**W:** www.keenors.co.uk

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