



5 Langley View

Chulmleigh, Devon EX18 7BQ

- Mid Terrace House
- Three Bedrooms
- Good Sized Garden
- Modern Kitchen

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 hour's drive.

DESCRIPTION 5 Langley View is a most attractive mid terrace house situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh, but still convenient for the town's shops and amenities. The

property was built approximately 16 years ago and is of modern cavity brick construction under a tiled roof with uPVC double glazing throughout. Internally the house is well presented throughout offering well laid out and deceptively spacious three-bedroom family accommodation including a well-appointed shaker style Kitchen, a ground floor Cloakroom, a light and spacious Sitting Room which overlooks and leads out to the garden. 5 Langley View is tastefully decorated and also benefits from night storage heating and modern sanitary wear throughout. Outside and to the rear of the house there is a larger than average enclosed private garden which is mainly laid to lawn with established shrub borders and a small, paved patio area, creating an ideal Summer Seating area and a great site for flowerpots and planters. In all 5 Langley View offers the opportunity for an affordable family home situated in this popular small North Devon town in the centre of Devon.

ENTRANCE From the quiet cul-de-sac a short, paved path leads up to the new uPVC half double glazed Front Door opening into the

ENTRANCE HALL with white painted panel doors to the Kitchen, Sitting Room and Cloakroom and easy turn stairs leading to the First Floor Landing. The Entrance Hall also benefits from a smoke alarm, a coved ceiling, and is finished with a plank effect floor covering.

CLOAKROOM fitted with a matching white suite comprising a low-level WC and pedestal wash hand basin with tiled splash backs and stainless-steel mixer tap. The Cloakroom also benefits from the electric meters and fuse boxes, electric panel heater, extractor fan and a plank effect floor covering.

KITCHEN A modern Kitchen comprising a range of attractive grey/blue shaker style units to two sides under a wood block effect laminate work surface with contrasting cream tiled splash backs including and incorporating a one

and a half bowl single drainer ceramic sink unit with mixer tap set below a uPVC double glazed window to the front with tiled sill and space and plumbing for a washing machine to one side. The Kitchen also benefits from a stainless-steel single oven and grill with inset four ring ceramic hob and stainless-steel extractor hood over set between a range of matching wall cupboards. In one corner is space and point for a fridge freezer whilst on the opposite side is space for a four-seater Dining Room table. The Kitchen is finished with inset ceiling down-lighters and a plank effect floor covering.

SITTING ROOM A light and spacious Sitting Room with uPVC double glazed sliding patio doors overlooking and leading out to the garden, allowing good natural light. The room is finished with a coved ceiling, TV point, plank effect floor covering and an electric night storage heater. On one side is a white panel door opens into useful built-in storage cupboard fitted with a range of shelving.

STAIRS & LANDING Returning to the Entrance Hall, easy-turn stairs with wooden handrail to one side lead to the First Floor Landing with white painted panel doors off to all principal rooms, hatch to roof space, smoke alarm and coved ceiling.

BEDROOM 1 A good sized double Bedroom with a uPVC double glazed window to the front with painted wood sills overlooking Langley, TV point.

BEDROOM 2 Another double bedroom with uPVC double glazed window to the rear with painted wood sill overlooking the garden and point for electric panel heater.

BEDROOM 3 A single bedroom currently used as a Dressing Room so fitted with hanging rail and storage shelving with uPVC double glazed window to the front and electric panel heater. On one side a white painted panel door opens into the Airing Cupboard housing the factory lagged hot cylinder with electric immersion heater and

range of slatted shelving.

BATHROOM with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap with wall mounted shower attachment, side handles and glazed shower screen to one side; pedestal wash hand basin with stainless steel mixer tap and a low-level WC with stainless steel flush, set below an obscure uPVC double glazed window to the rear with tiled sill. The Bathroom is finished with a heated electric towel rail, 'Dimplex' electric wall mounted heater, an extractor fan and inset ceiling down lighters.

OUTSIDE From the Sitting Room fully glazed sliding patio doors overlook and lead out to the enclosed garden which is mainly laid to lawn with mature shrub borders creating a super addition. Immediately to the rear of the house is a paved patio area with a raised shrub border to one side creating a lovely Summer Seating Area and an ideal site for flowerpots and planters. In one corner is a wooden garden shed ideal for storage. The garden is very private with a wooden pedestrian gate in one corner, which returns to Langley and allows external rear access to the property.

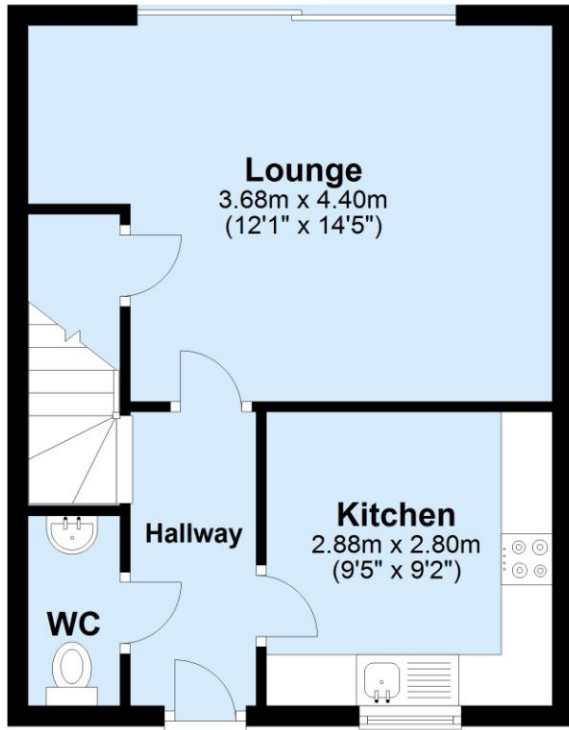
SERVICES Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations.

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



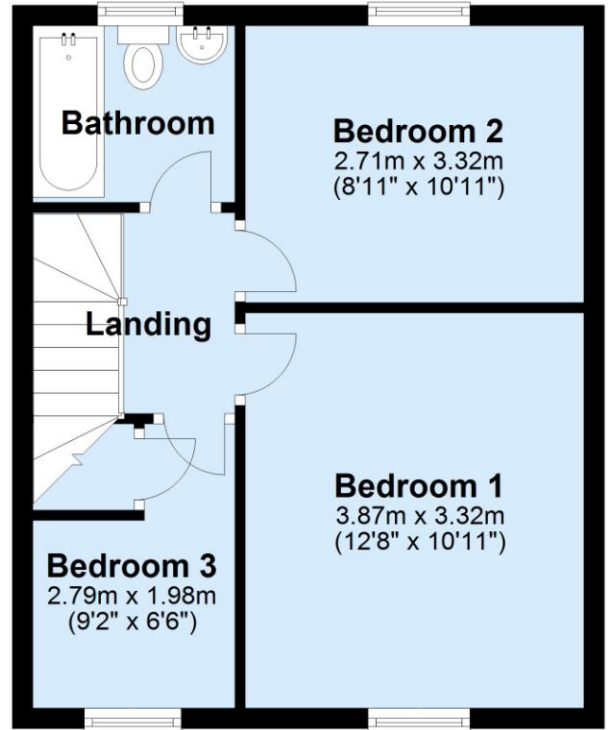
Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 70.4 sq. metres (758.0 sq. feet)

For Identification purposes only.
Plan produced using PlanUp.

5 Langley View

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

OFFICE

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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