



40 Great View

Chulmleigh, Devon EX18 7DY

- A modern DETACHED HOUSE
- Three Bedrooms
- Two Bathrooms
- Pretty Enclosed Garden

Guide Price ~ £320,000



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, florists, hairdressers, Indian takeaway and kebab shop 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION 40 Great View is a modern detached house situated towards the outskirts of Chulmleigh on a sought after development of similar properties within walking distance of the school and the doctors. 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/Dining Room, a downstairs Cloakroom, a comfortable Sitting Room, a Master Bedroom with En-Suite Shower Room, two further Bedrooms and a family Bathroom with shower. 40 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 area providing space for at least two cars allowing access into the Attached Single Garage with light and power connected, whilst at the rear of the property there is an enclosed and beautifully landscaped level garden with paved patio areas allowing access into the Sitting Room and the Dining Area via the French doors. (AGENTS NOTE: The property is subject to an annual management charge covering maintenance of the shared areas for Great View/Ladywell Meadows Development. The forthcoming fee for the year July 2022 - June 2023 will be £196.75)

ENTRANCE From Great View a paved ramp leads up to the Front Door with inset glass light opening into the

ENTRANCE HALL with doors to the Kitchen/Diner, Sitting Room and Cloakroom, and easy turn stairs leading to the First Floor Landing with useful under stairs storage cupboard below. The Hall is finished with under-floor heating, smoke alarm and a service cupboard housing the electric meters and fuse boxes and telephone point.

CLOAKROOM with partially tiled walls and matching white suite comprising a low-level WC with inset flush set below

an obscure glazed window to the front with tiled sill, and a wall mounted wash hand basin with chrome tap. The Cloakroom is finished with inset ceiling downlighting, underfloor heating and ceramic tiled flooring.

KITCHEN/DINER A lovely triple aspect Kitchen/Diner fitted with windows to the front and side and fully glazed French Doors overlooking and leading out to the Garden at the rear. At one end there are a range of matching modern fitted units to three sides under a laminate worksurface with matching laminate upstand including and incorporating a one and a half bowl stainless steel single drainer sink unit with mixer tap, set below the window to the front with tiled sill. On one side there is a built-in stainless-steel oven and grill with inset four ring induction hob and extractor fan over set between a range of matching wall cupboards. At one end there is an integrated fridge freezer whilst on the opposite side there is an integrated washer machine and dishwasher. The Kitchen is finished with a further range of wall cupboards, under floor heating, inset ceiling downlighting and a ceramic tiled floor. At the other end of the Kitchen there is a Dining Area allowing enough room for a six-seater table and chairs with French doors leading outside to the rear garden and TV point to one side.

SITTING ROOM Another dual aspect room with window to the front and fully glazed French Doors to the rear overlooking and leading out to the Garden. The Sitting Room also benefits from a TV point and underfloor heating.

FIRST FLOOR LANDING Returning to the Entrance Hall, easy turn stairs with wooden balustrade and handrail to one side and window to the other 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 a cupboard housing the factory lagged pressurised hot water cylinder with electric immersion heater and central heating and hot water control panel to one side.

MASTER BEDROOM A good sized double Bedroom with window to the front with radiator below, whilst on one side is a built-in double wardrobe fitted with hanging rail and storage shelving. In one corner a door opens into the

ENSUITE SHOWER ROOM with partially tiled walls and matching white suite comprising a walk-in double shower cubicle housing a stainless-steel mixer shower with glazed shower screen to one side; a low level WC; and a wall mounted wash hand basin with stainless taps and shaver point to one side. The Shower Room is finished with a heated towel rail, plank effect floor covering, an obscure glazed window to the front and inset ceiling downlighting.

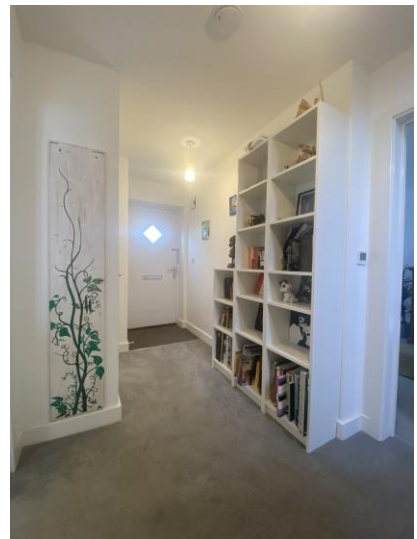
BEDROOM 2 Another double Bedroom with window to the front with radiator below, and TV point. In one corner is a useful built-in wardrobe fitted with hanging rail and storage shelving.

BEDROOM 3 A small double Bedroom with window to the rear with radiator below.

FAMILY 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; and a wall mounted wash hand basin set below an obscure glazed window to the rear with tiled sill. The bathroom is finished with a heated towel rail, shaver point, plank effect floor covering and inset ceiling downlighting.

OUTSIDE From the road, a tarmac drive allowing parking for at least two cars allows access into the Single Garage with metal up and over door, concrete floor and electricity and light connected. To one side of the parking area, a wooden pedestrian gate opens onto a paved path which leads alongside the garage to a half glazed pedestrian door which leads into the rear of the Garage. At the rear of the Garage there is space for a 6x4 shed with gravel steps leading up to the Rear Garden, which is mainly laid to lawn, bordered by wooden panel fencing and planted with some



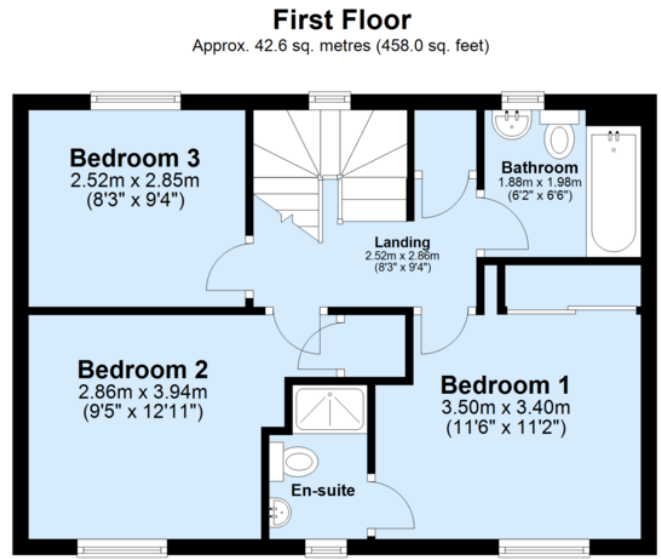
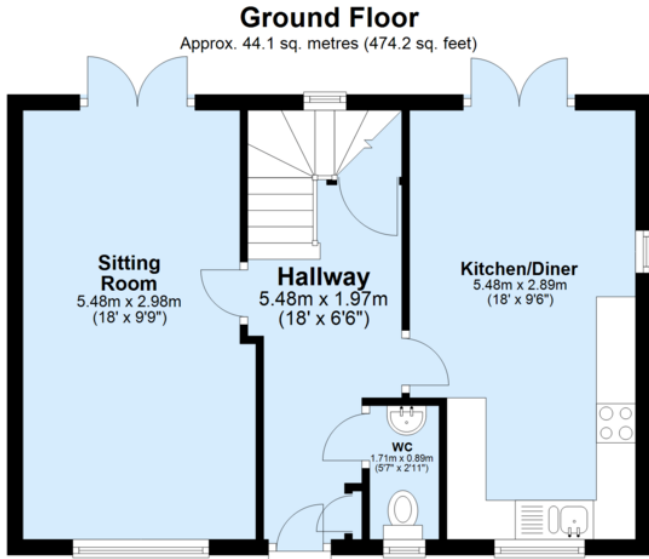




mature shrubs, creating a really super addition. Immediately to the rear of the house there are two paved patio areas creating lovely summer seating areas and allowing access into the Sitting Room and Dining Area via the French doors.

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.

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



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

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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