



31 Langley View

Chulmleigh, Devon EX18 7BQ

- Modern Town House
- Four Bedrooms
- Open Plan Kitchen/Living Area
- Rear Garden

Guide Price ~ £240,000



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, Indian takeaway, 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.

DESCRIPTION 31 Langley View is a three storey town house situated in a quiet cul-de-sac of similar properties on the edge of Chulmleigh, backing onto a quiet village lane and open farmland to the rear. The property was built by McLean Homes in 2005 and is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the property offers well laid out four bedroom and two bathroom accommodation arranged over three floors including an open-plan Kitchen/Living Room on the ground floor. 31 Langley View also benefits from electric heating throughout and although in reasonable condition, is now in need of some general improvement including re-decorating and re-carpeting throughout. Outside and to the front and rear of the property there is

allocated parking for two cars, whilst also at the rear there is an enclosed garden.

ENTRANCE From the shared Entrance Hall, a half glazed door opens into the

ENTRANCE HALL/UTILITY AREA/CLOAKROOM A useful space with door immediately through to the Kitchen and easy turn stairs leading to the First Floor Landing. In one corner is space and point for a fridge freezer and space and plumbing for a washing machine/dishwasher, set below a granite effect rolltop worksurface with useful storage cupboard over to one side and tiled splashbacks set below a uPVC double glazed window to the front overlooking the on-street parking area, with space and point for a fridge/freezer. On one side a white painted wooden panel door opens into the downstairs Cloakroom, whilst on one wall is a partial glass block wall allowing extra light into the Kitchen with useful coat hanging space below. Entrance Hall is finished with storage heater and electric fuseboxes over, ceiling spotlights, smoke alarm, coved ceiling and solid granite tiled flooring with underfloor heating.

CLOAKROOM With matching white suite comprising a low level WC and pedestal wash hand basin with stainless steel mixer tap over and wrap around vanity unit below. Cloakroom is finished with extractor fan, two ceiling spotlights, coved ceiling.

KITCHEN/LIVING AREA Kitchen Area is fitted with a range of matching white fitted units to one and a half sides under a roll top work surface with tiled splashbacks, including and incorporating a single drainer stainless steel sink unit with mixer tap over set below a partial glass block wall. On one side is an 'Indesit' stainless steel electric single oven and grill with inset four ring hob and stainless steel extractor fan over set between a range of matching wall cupboards and overhead lighting is provided by a

brushed chrome track of three spotlights. Kitchen is finished with solid granite tiled floor with underfloor heating, extending through to the Living Area. On one wall a wooden panel door opens into a useful understairs storage cupboard. Beyond the Kitchen there is a good sized Living Area with uPVC sliding patio doors overlooking and leading out to the Garden, whilst in one corner is a storage heater. TV point, central ceiling light and coved ceiling.

FIRST FLOOR LANDING From the Entrance Hall, stairs with wooden balustrade and partial wooden hand rail to one side lead to the First Floor Landing with doors off to all first floor rooms and further stairs to the second floor landing, smoke alarm.

BEDROOM 1 A double bedroom with fully glazed French Doors and Juliet Balcony overlooking the Garden and allowing lovely far reaching views over open countryside and the Huntacott Valley in the distance. In one corner is a useful built-in desk with a range of fitted storage cupboards over. Bedroom is finished with TV and telephone points, central ceiling light, whilst on one side is a night storage heater.

MASTER BEDROOM Another double bedroom with bay window to the front overlooking the cul-de-sac with TV point and telephone point, wall mounted electric panel heater to one side, coved ceiling, central ceiling light. On one side a white painted wooden panel door opens into the

EN-SUITE With partially tiled walls and matching white suite comprising a fully enclosed and tiled shower cubicle with part-folding glazed shower door, mains fed shower and chrome rain shower head. On one side is a low level WC with mirror fronted stainless steel medicine cabinet over, pedestal wash hand basin with stainless steel mixer tap and mirror over. Bathroom is finished with an electric wall heater, shaver point, white powder coated heated towel rail, two ceiling spotlights.

SECOND FLOOR LANDING From the First Floor Landing, stairs with wooden balustrade and hand rail lead to the Second Floor Landing with doors off to all second floor rooms, hatch to roof space, smoke alarm. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving.

BEDROOM 3 Another double bedroom with window to the front overlooking Langley View with electric panel heater to one side.

BEDROOM 4 Another double bedroom with electric panel heater to one side and window to the rear allowing lovely far reaching views down the Huntacott Valley.

BATHROOM with partially tiled walls and matching white suite comprising a kidney shaped panel bath with stainless steel taps, Mira 'Vie' electric shower over with shower attachment on a riser and shower screen to one side, pedestal wash hand basin with mixer tap; and a low level WC. The Bathroom is finished with a wall mounted electric heater, extractor fan, two ceiling spotlights.

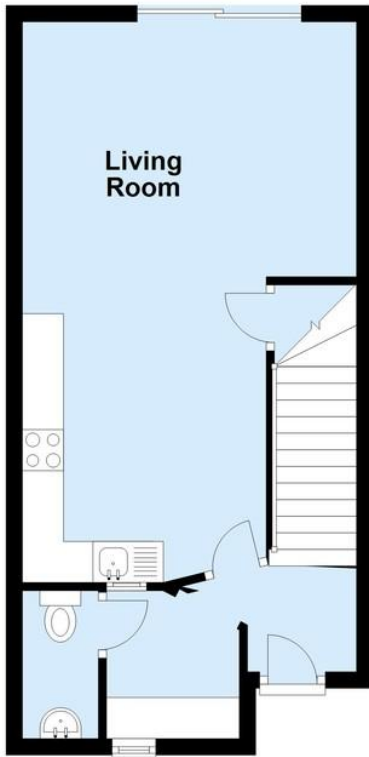
OUTSIDE Outside and to the front of the property there is unrestricted street parking, whilst at the rear of the property there is a manageable enclosed Garden with a useful aluminium storage shed at one end and a small timber decked area leading up to the sliding patio doors opening into the Living Area/Kitchen. Garden is bordered by wooden featherboard fencing with a wooden pedestrian gate on one side, opening onto a further parking area which leads under an archway and returns to the front of the property and the cul-de-sac.

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



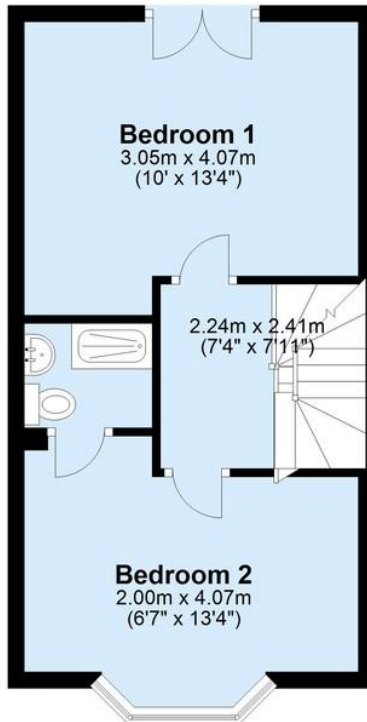
Ground Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



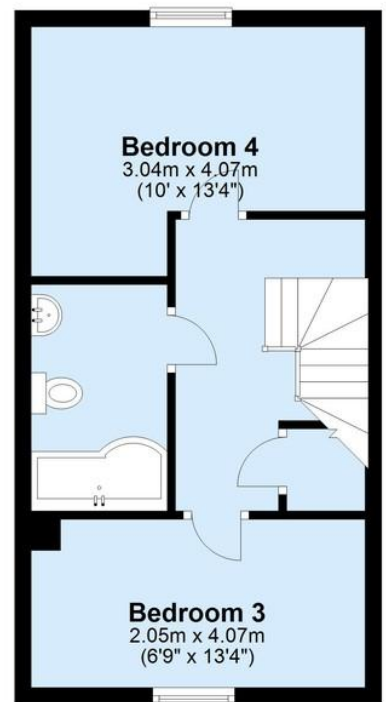
First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Second Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



Total area: approx. 98.3 sq. metres (1058.6 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
32+	A		
81-91	B		84 B
69-80	C		
55-68	D	81 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band

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