



## 58 Great View, Chulmleigh EX18 7DY

Guide Price £240,000

# 58 Great View

## Chulmleigh

- Engineered oak & tiles to ground floor
- 2020 Built Terraced House
- Three bedrooms
- Ensuite to master
- South-facing enclosed garden
- Garage & parking
- Downstairs WC
- Air-source heating & uPVC double glazing
- No onward chain

This superbly presented terraced house was built in 2020 having had further improvements inside & out since then. It is nicely positioned on the edge of Chulmleigh, with the towns many amenities (see town description) available on foot. It also benefits from the remainder of its 10 years builders warranty.

The accommodation has been upgraded since newly built including bathrooms and kitchen with tiled flooring, AEG hob, twin oven & extractor, plus integrated dishwasher & fridge freezer. The lounge diner faces south and has double doors to the garden, as well as engineered oak flooring to match the entrance hallway, a downstairs WC & sizeable storage cupboard complete the ground floor.





Upstairs we have three good useable bedrooms, the master enjoys some rural views, an en-suite shower room and built-in wardrobes, with the 2nd bedroom also having fitted wardrobes. The white suite bathroom has a shower & screen over the bath, a heated towel rail, WC & sink. The whole property has central heating via the air source heat pump, with underfloor heating downstairs & radiators upstairs, as you'd expect it is uPVC double glazed too.

Outside the south facing rear garden (9.2m x 5.5m) has been landscaped by our sellers to maximise the useable space, with attractive paving outside the double doors, then a further seating area which is decked with steps down to a handy refuse/recycling area and the back gate. Just beyond is a long (6m) & useable single garage (under a coach-house) with an allocated parking space found opposite.

Agents Note: The pictures provided were from 2022

Please see the floorplan for room sizes.

Current Council Tax: Band C – North Devon 2024/25 – £2089.55

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1000mbps

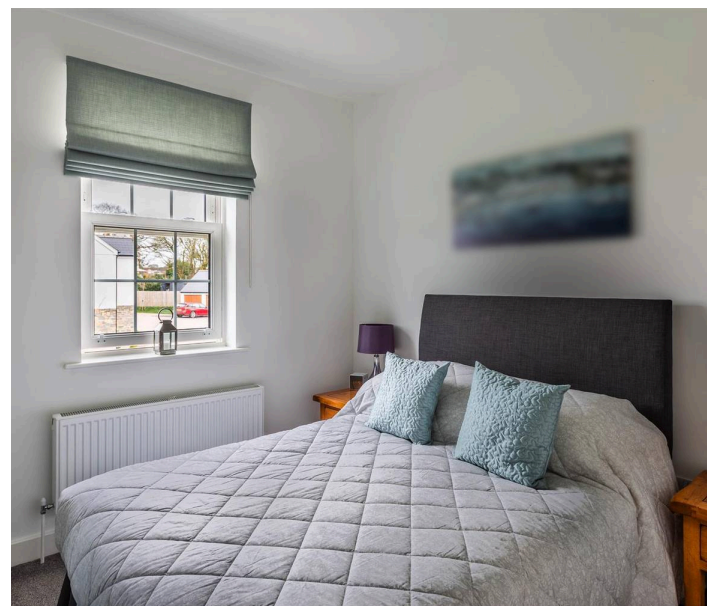
Drainage: Mains drainage

Heating: Air Source heat pump

Listed: No

Conservation Area: No

Tenure: Freehold

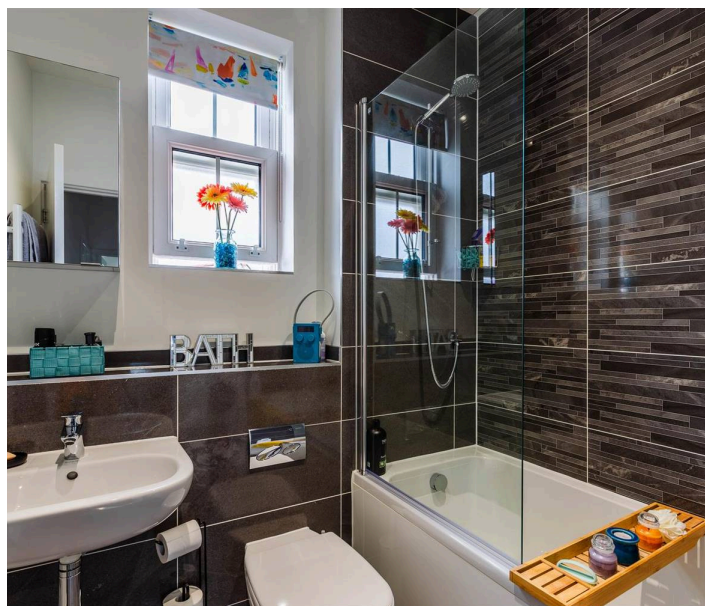


**CHULMLEIGH** is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.

#### DIRECTIONS

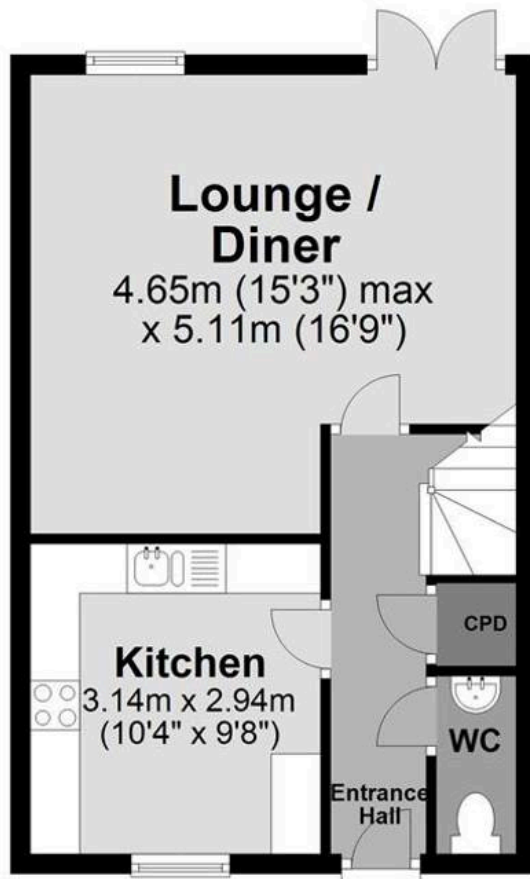
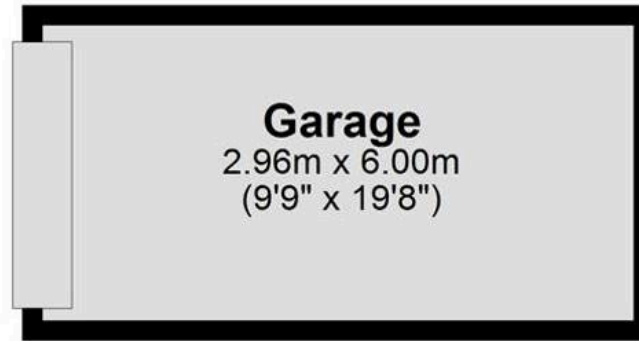
Use EX18 7DY, upon entering Ladywell Meadows, bear left when the road splits which takes you onto Great View, No.58 is found along on your right hand side.

What3Words: ///trout.newlywed.crumples



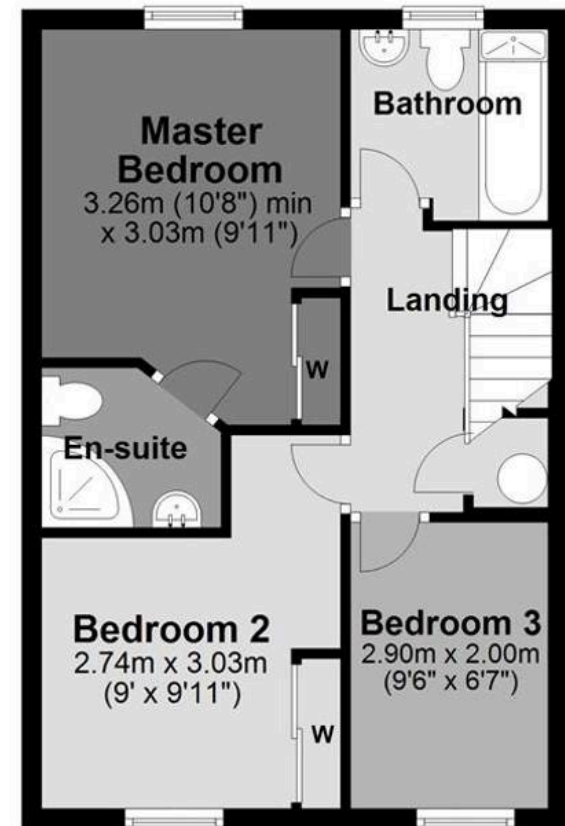
### Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 sq. feet)



## Helmores

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