



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.

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 market town home to an impressive range of independent shops that nestle along its winding streets cheek by jowl with thatched cottages. The town also offers essential facilities such as a health centre, dentist, library, pubs, sports club, and the sought after Chulmleigh Academy. On the edge of mid-Devon, Chulmleigh sits amid unspoilt countryside crossed by a network of public paths. It's also served by Eggesford station where trains to Barnstaple or Exeter can be boarded.

DIRECTIONS

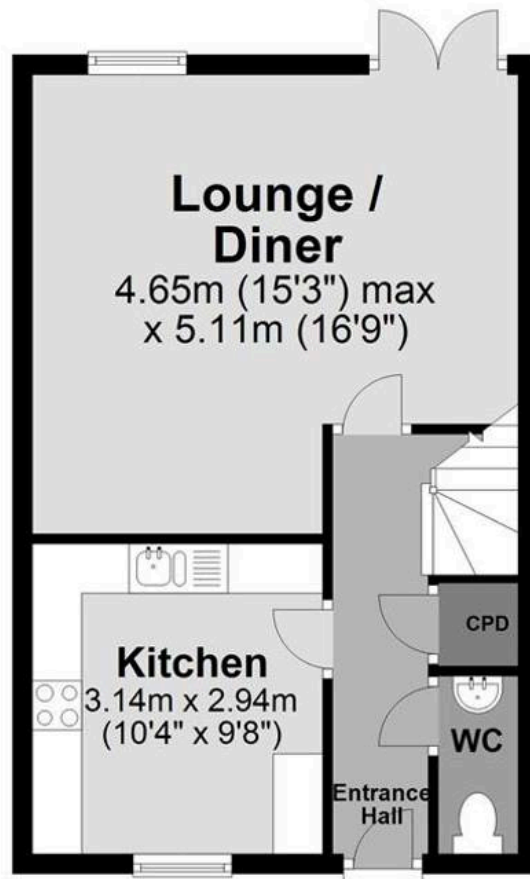
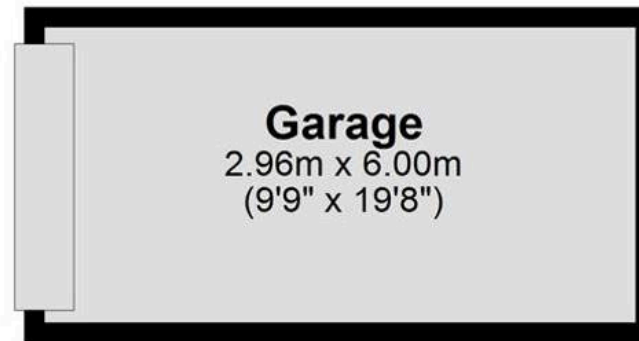
Use EX18 7DY, upon entering Ladywell Meadows, bear left when the road splits which takes you onto Great View, No.58 is found along on your right hand side.

What3Words: [///trout.newlywed.crumples](https://www.what3words.com/trout.newlywed.crumples)



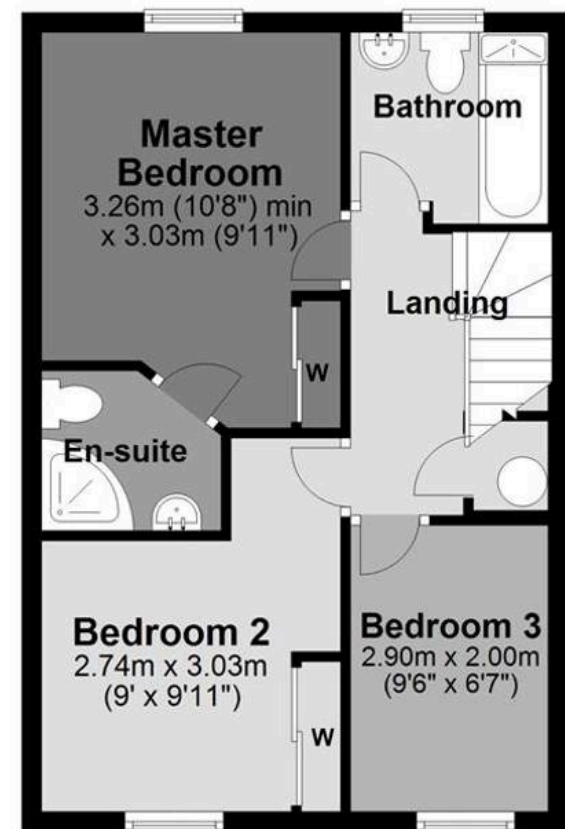
Ground Floor

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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.