



55 Great View

Chulmleigh, Devon EX18 7DY

- Well appointed First Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living/Dining Room
- Small Enclosed Garden

Guide Price ~ £160,000



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 hours drive.

DESCRIPTION 55 Great View is a modern detached first floor apartment/coach house situated towards the outskirts of Chulmleigh on a development of similar properties completed to a high standard by Devonshire Homes in

2019. The property has been designed to modern energy efficient specifications and is of insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazing throughout. Internally the attractively presented first floor accommodation briefly comprises an Entrance Hall, an open plan Kitchen/Dining/Living Area, Two Double Bedrooms and a Bathroom, all benefitting from underfloor heating serviced by an air source heat pump. Outside the property benefits from dedicated off-road parking for one car (no garage) and a small enclosed Garden, which is mainly laid to lawn, creating an unexpected and lovely addition.

ENTRANCE From the parking area a paved step leads up to the Front Door with inset glass light opening into the

ENTRANCE HALL with service cupboard to one side and stairs leading to the First Floor Landing with doors to all principal rooms within the apartment, velux window allowing good natural light, smoke alarm, central heating and hot water control panel, and air circulation system. On one side is The Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater and controls for the underfloor heating.

OPEN PLAN KITCHEN/LIVING AREA A good sized double aspect room with windows to the front and side allowing glimpses across open farmland in the distance. At one end is the Kitchen Area which is fitted with a range of matching modern fitted units to two sides under a laminate worksurface with upstand including and incorporating a one and half bowl single drainer stainless steel sink unit with mixer tap set below a window to the front with tiled sill. At one end is a built in stainless steel single oven and grill with inset four ring hob with tiled splash backs and pull out extractor fan over set between a range of matching wall units. The Kitchen also benefits from space and plumbing for a washing machine, space and point for a fridge freezer and space and plumbing for a dishwasher, as well as a

hatch to the roof space, heat alarm and track of four ceiling spot lights. At the other end of the room is a Living Area large enough for two double sofas with TV point and underfloor heating which extends into the Kitchen.

MASTER BEDROOM A good sized double bedroom with window to the front, underfloor heating and TV point.

BEDROOM 2 Another double bedroom with three velux windows allowing good natural light, underfloor heating and TV point.

BATHROOM with partially tiled walls and matching white suite comprising a panel bath with chrome mixer shower over, chrome taps at one end and glazed shower screen to one side; a pedestal wash hand basin with chrome mixer tap, mirror over and shaver point to one side; and a low level WC. The Bathroom also benefits from underfloor heating and a velux window.

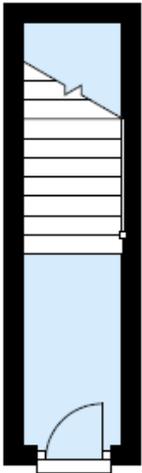
OUTSIDE From the street, a shared drive gives access to a dedicated parking area for 55 Great View which in turn allows access to the front door and a pedestrian gate into a small enclosed Garden which is mainly laid to lawn creating a lovely Summer seating area.

SERVICES Mains electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing underfloor heating. Telephone connected subject to BT regulations.

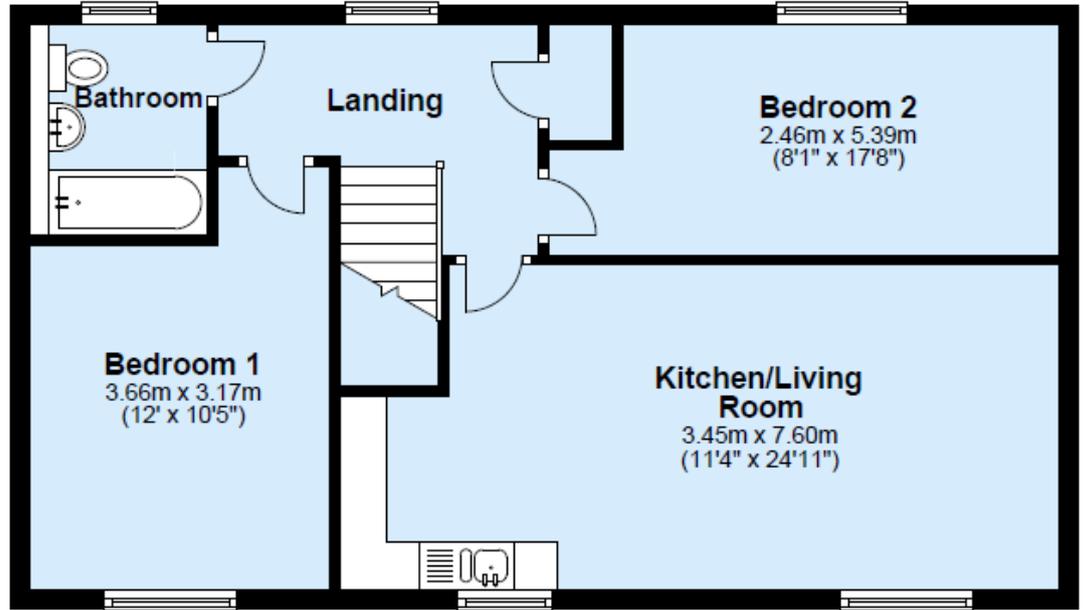
VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024



Ground Floor
Approx. 4.7 sq. metres (50.7 sq. feet)



First Floor
Approx. 65.3 sq. metres (703.4 sq. feet)



Total area: approx. 70.1 sq. metres (754.1 sq. feet)
55 Great View

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

T: 01769 580 666

E: enquiries@keenors.co.uk

W: www.keenors.co.uk

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