



10 Dartmoor View

Chulmleigh, EX18 7BN

- Detached Bungalow in an elevated position
- Two Bedrooms
- Large Kitchen/Breakfast Room
- Large Wrap Around Gardens

Guide Price ~ £280,000



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, 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 10 Dartmoor View is a detached bungalow enjoying an elevated position in a quiet cul-de-sac of similar properties, a short walk from the centre of Chulmleigh enjoying roof top views over the edge of the town to open countryside in the distance. Internally, the property offers light and spacious two bedroom unfurnished accommodation including a good sized Sitting Room, a Conservatory, a good sized Kitchen/Diner, a Bathroom and a Toilet. The property also benefits from newly installed modern programmable electric storage heating with uPVC double glazed windows and doors throughout most of the property. Outside the property is approached from a paved path which gives access to an off-road parking area for two cars allowing most of the property. The property also includes a timber decked area at one end and a single garage.

with a good range of useful outbuildings and storage sheds to one side. The gardens are mainly laid to lawn and bordered by clipped hedging, wood panel fencing and shrub borders, creating a really attractive addition.

ENTRANCE From the road a wrought iron pedestrian gate opens onto a paved path which leads to the Front Door opening into the

STORM PORCH with tiled floor and a door opening into the

ENTRANCE HALL with white painted panel doors off to all principal rooms, window at one end overlooking the garden, hatch to roof space, and a smoke alarm. At the other end a door opens into a useful storage cupboard with a range of shelving and single obscure glazed window, whilst on one side a half glazed door opens and leads out to the side of the property.

KITCHEN/DINER A large Kitchen/Diner fitted with a range of matching kitchen units to one side under a roll top work surface with tiled splash backs including and incorporating an inset stainless steel single drainer sink unit with stainless steel taps set below a window to the side with space and plumbing for a washing machine below. On one side a door opens into a useful utility cupboard with shelving, whilst further to one side there is open shelving with electric panel heater below and a tiled recess housing a freestanding electric cooker with extractor fan over. At one end there is a double height cupboard, whilst on one side a door opens into a good sized storage cupboard with a range of shelving and hanging hooks and houses a control for the extractor fan. Beyond the Kitchen there is a good sized Dining Area being dual aspect overlooking the side and rear garden, with rooftop views over Chulmleigh to open countryside in the distance, allowing enough space for a six seater dining table and chairs, with further fitted double height cupboard on one side and range of matching wooden units under a roll top work surface with tiled splash backs and matching wall mounted cupboards over. The Kitchen is finished with space and point for an under counter freezer, space and point for an under counter fridge, programmable electric storage heater, laminate flooring, TV point and a telephone point.

SITTING ROOM A good sized Sitting Room with window on one side overlooking the rear garden and open countryside in the distance, two programmable electric storage heaters, modern slimline electric wall mounted fire, and TV point. On one side sliding patio doors overlook and lead out to the

CONSERVATORY being of uPVC double glazed construction under a double glazed roof with French Doors at one end opening out to the garden, allowing good natural light back into the Sitting Room and enjoying an elevated position over the garden with rooftop views over Chulmleigh to open countryside in the distance.

BEDROOM 1 A good sized double Bedroom being dual aspect with windows overlooking the front garden, programmable electric storage heater and telephone point.

BEDROOM 2 Another double bedroom with window overlooking the rear garden to open countryside in the distance and modern slimline electric heater.

BATHROOM including a white panel bath with tiled splash backs, 'Tritan Opal' electric shower over and shower curtain and rail to one side; and a pedestal wash hand basin with stainless steel taps set below an obscure glazed window. The Bathroom is finished with a chrome ladder towel rail with mirror over, shaver light and point to one side and electric heater over, vinyl flooring.

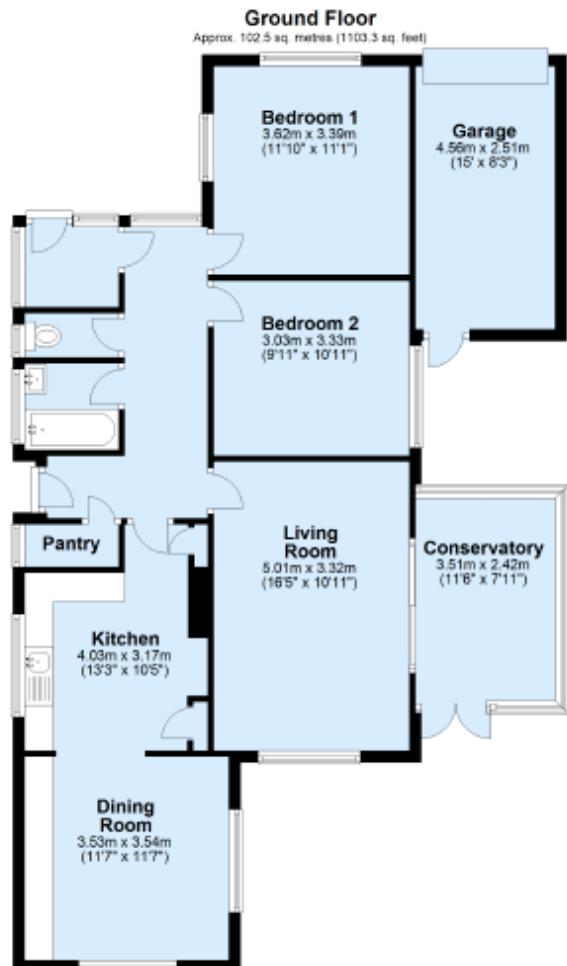
TOILET With partially tiled walls and low level WC with hand rail to one side set below an obscure glazed window to the rear.

OUTSIDE From the cul de sac a concrete drive allowing ample parking for two cars allows access into the Attached Single Garage with metal up and over door, concrete floor, electric metres and fuse boxes, light and power connected and pedestrian door out to the rear garden. To one side of the parking area is a good sized area of level lawn with a mixed shrub bed to the front. On one side of the bungalow a wrought iron pedestrian gate opens onto a paved path leading around to the side with a concrete workshop/shed to one side with light and power connected, beyond this is a range of useful wooden storage sheds, one with light and power connected. The paved path continues around to the rear of the bungalow and a timber decked and paved patio area, allowing access up four concrete steps into the Conservatory via the patio doors. The garden is mainly laid to lawn and bordered with mature shrub borders and a wooden panel fence to one side.

SERVICES Mains electricity, mains water and mains drainage. Electric Immersion Heater providing domestic hot water. Telephone connected subject to BT regulations.

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





Total area: approx. 102.5 sq. metres (1103.3 sq. feet)

For illustration purposes only. Not to scale and not to be relied upon.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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		
(55-68) D		56
(39-54) E		
(21-38) F	39	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND
Tax band C

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