



## Montana South Molton Street, Chulmleigh

Guide Price £600,000



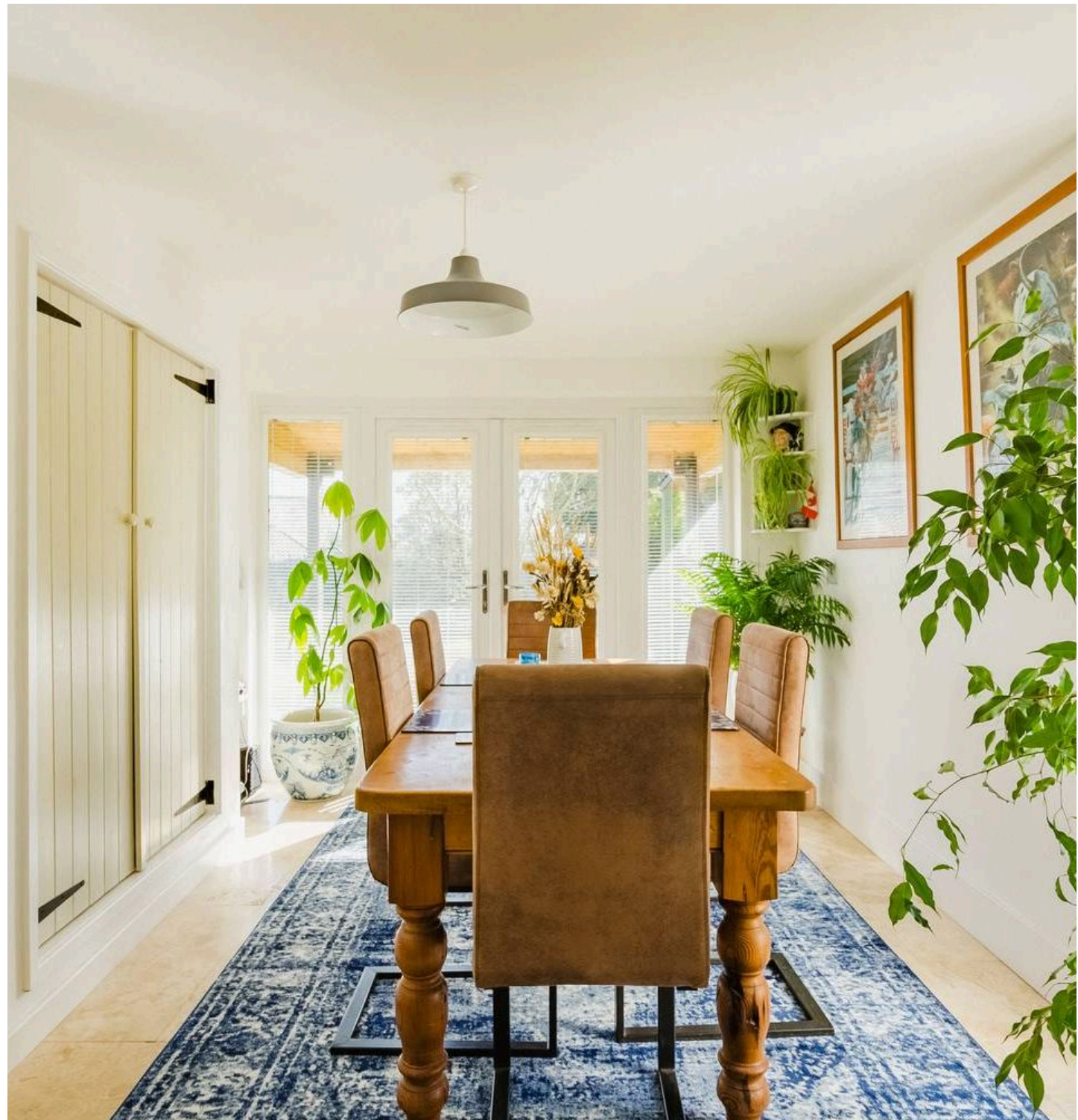
# Montana South Molton Street

Chulmleigh, EX18 7BW

- Modern detached bungalow (2012)
- Central but private position
- 4 double bedrooms with 2 ensembles
- Gas underfloor heating
- Kitchen/dining room and separate living spaces
- 1/3rd acre plot
- Outbuildings inc workshops, office and stores
- Short walk into town
- Ample parking, double and single garages
- No chain

Chulmleigh is a great location and it's no surprise that many buyers appreciate what this small town has to offer. A range of amenities, regular bus services and the Tarka Line (rail link to Barnstaple/Exeter) is nearby too. The secondary school has a great local reputation and with small independent shops and services, it has plenty to create a wonderful, thriving local community.

This property is central but even so, many won't know it's here. Approached over it's own driveway which provides ample parking, the entrance to the bungalow is gated through to the gardens which surround the property. In all, it's about a third of an acre plot making it very comfortable with zoned gardens providing areas for vegetable plots, a small orchard, lawns and seating areas.







The bungalow was built in 2012 and has since been improved by the current owners. It's not only the plot that's a good size, the bungalow itself has plenty of room internally too with LPG underfloor heating throughout giving it a warm feel during the winter months but in the summer, with the doors open, it transforms into a different way of living being more focussed on linking the inside to the gardens. The layout provides four double bedrooms with two benefiting from ensuite shower rooms and a family bathroom serving the others. We particularly love the kitchen/dining room with its built in appliances and central island. The kitchen has plenty of room for a table and chairs and links seamlessly to the additional and separate (if required) dining room, ideal for entertaining. There's also double doors though to the living room which is a large room with plenty of light and a feature wood-burner. Storage isn't an issue here either with ample cupboards and there's a separate utility room too. Throughout, the property is very well presented with light neutral colours, a mix of Travertine flooring and carpet and it's ready to move into.

Outside, the gardens are a real feature of the property. As previously mentioned, there's areas to keep those with the greenest of fingers busy through the year but also areas to sit out, take in the peace and quiet and enjoy the privacy. There's a home office (was formerly a home pub!) and to the north west of the property, a large building provides workshop space and storage, complete with its own WC so this building would suit a range of uses. The block paved drive leads to the double garage and to the side is a separate single garage meaning plenty of room again for storage of equipment or vehicles.





This is a truly lovely property, one that's hard to get a gist of without a visit so viewings are recommended if you're in the market for a large town property with a great plot, outbuildings and all in a central/private position.

### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band E – North Devon

Approx Age: 2012

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

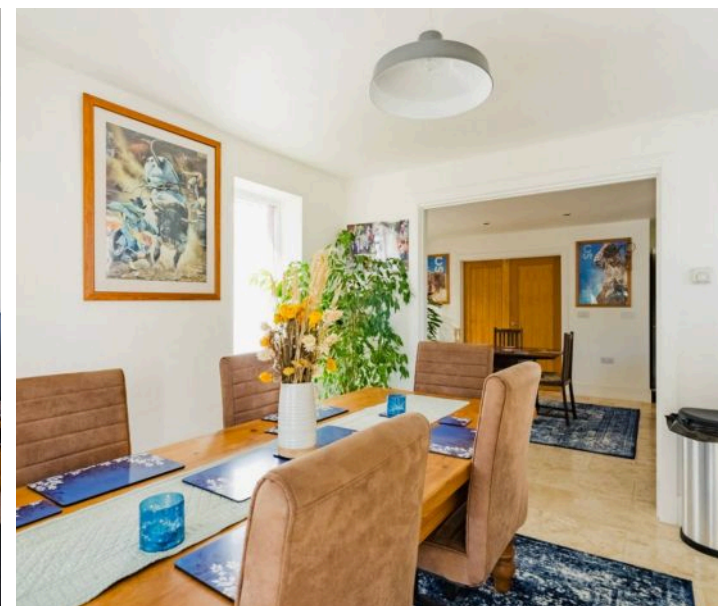
Drainage: Mains

Heating: Underfloor LPG fired central heating and wood burner

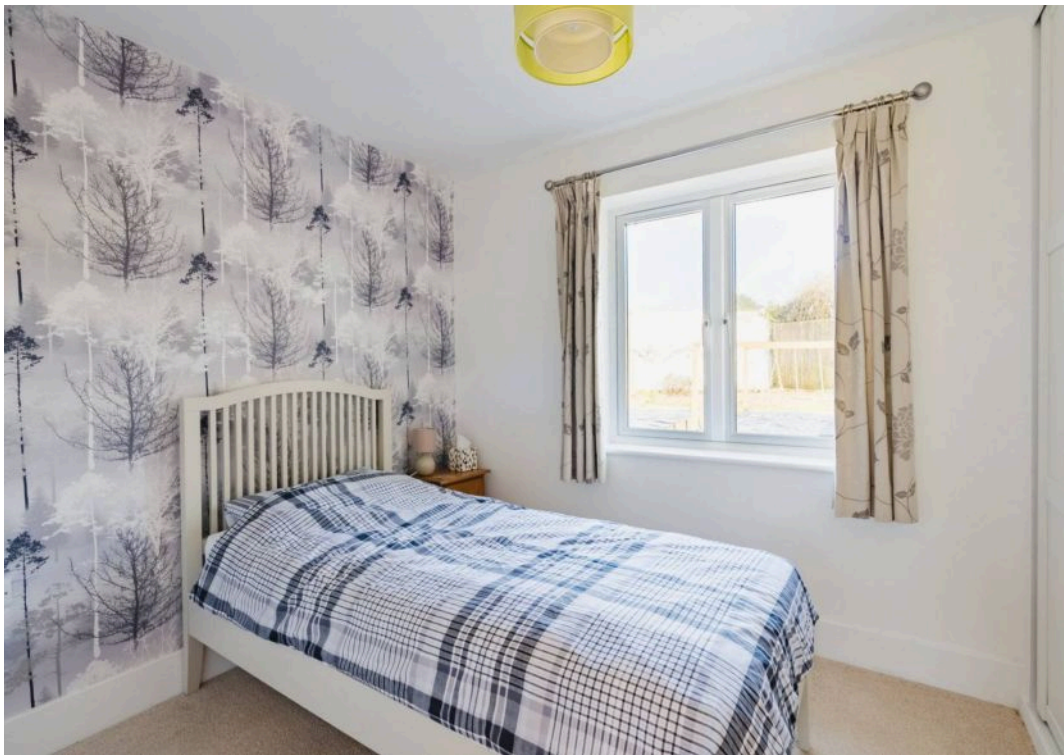
Listed: No

Conservation Area: No

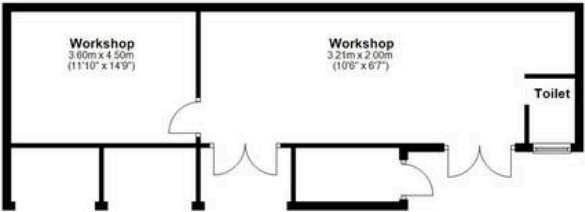
Tenure: Freehold







Ground Floor







**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

For sat-nav use EX18 7BW and the What3Words address is [///recruiter.clerics.about](#) but if you want the traditional directions, please read on.

When entering Chulmleigh from the A377 at Leigh Cross, take the first left turn into Back Lane and at the end (opposite the school) turn right into South Molton Street. Continue and pass the entrance to Four Ways Drive on your right and shortly after, look out for the driveway entrance on your right into the property.







## Helmores

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