



9 Dartmoor View, Chulmleigh, EX18 7BN

Price Guide £375,000

A most attractive DETACHED BUNGALOW situated in a small but popular cul de sac of similar properties a short walk from the centre of Chulmleigh offering spacious and well laid out TWO DOUBLE BEDROOM accommodation with ample off-road PARKING for 4 cars, a SINGLE GARAGE and good sized GARDENS.

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 bakery, dairy, newsagent, hardware store 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, bank, 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

9 Dartmoor View is a most attractive detached bungalow situated in a quiet cul-de-sac of similar properties a short walk from the centre of Chulmleigh. The property is of modern insulated cavity brick construction under an interlocking tiled roof with recently installed double glazed window and door units throughout. Internally the bungalow offers spacious two double bedroom accommodation with a large dual aspect Sitting Room, a good sized Kitchen/Dining Room with an oil-fired Rayburn, a modern Conservatory, a separate Utility area, a Bathroom with toilet and a separate Cloakroom. The property is in exceptional condition throughout benefitting from new Kitchen and Bathroom suites, solar panels on the roof that are connected to the grid and an open fire in the Sitting Room. Outside the bungalow benefits from parking for at least four cars and allows access into

the Single Garage, whilst at the front and rear are good sized lawned gardens with mature shrub borders, creating a really super feature. At the rear the gardens allow rooftop views over Chulmleigh to Dartmoor in the distance.

ENTRANCE

From the quite cul-de-sac, a concrete drive and parking area feature fully double glazed doors give access to the large Storm Porch with arched opening, overhead light and further fully glazed doors with matching glazed panels open into the Entrance Hall

ENTRANCE HALL

with doors off to all principal rooms, hatch to roof space, smoke alarm, central ceiling light, radiator and telephone point. On one side is a deep Airing Cupboard fitted with a factory lagged hot water cylinder with electric immersion heater and good range of storage cupboards to one side.

SITTING ROOM

A light and airy dual aspect room with double glazed windows to the front and side overlooking the garden. At the rear there is a brick fireplace housing an open grate with brick hearth and mantle. The room also benefits from a radiator, TV point and coved ceiling.

KITCHEN/BREAKFAST ROOM

Another light and spacious dual aspect room with windows to the side and rear and fully glazed French doors overlooking and leading out to the garden, fitted with a range of matching shaker style units to two sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl ceramic sink unit with mixer tap set below the window to the rear overlooking the garden. At one end is space and point for an electric range cooker with matching extractor hood over, whilst on one side is an oil-fired Rayburn for cooking, heating, providing domestic hot water and servicing radiators. The Kitchen also benefits from space and plumbing for a washing machine/dishwasher, space and point for a fridge/freezer, range of matching wall units, inset ceiling down lighters and TV point. At one end there is enough space for a four seater Dining Room table and chairs.

BEDROOM 1

A good sized double bedroom with window to the rear overlooking the garden with radiator below. In one corner is a built-in wardrobe fitted with hanging rail.

BEDROOM 2

A good sized dual aspect room with two windows to the front overlooking the garden with radiator below.

CLOAKROOM

with half tiled walls and matching white suite comprising a low level WC set below an obscure glazed window to the side with tiled sill, and a wall mounted wash hand basin with stainless steel taps and mirror over, radiator and coved ceiling.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap with telephone style shower attachment; a low level WC set below an obscure glazed window to the side; a vanity unit with stainless steel taps and cupboard below and mirror fronted medicine cabinet over; and a fully tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side. The Bathroom also benefits from a heated towel rail.

UTILITY ROOM

Returning to the Entrance Hall a half glazed door with matching glazed panel to one side opens into the Utility Room with space and points for a fridge and chest freezers, range of matching wall cupboards, electric meters and fuse boxes, area of laminate work surface, and a further door into the

CONSERVATORY

of uPVC double glazed construction under a pitched polycarbonate roof creating a lovely seating area allowing rooftop views over Chulmleigh to open countryside in the distance. On one side fully glazed French Doors open out to the paved patio area and garden. The Conservatory is finished with two wall lights and a quarry tiled floor.

OUTSIDE

From the quiet cul-de-sac a concrete drive allowing parking for at least four cars allows access into the Detached Single Garage with concrete floor, electricity and light connected, window to the rear and pedestrian door out to the rear garden. Between the garage and the bungalow, a wooden pedestrian gate opens onto a good sized paved Patio Area immediately to the rear of the bungalow allowing access into the Conservatory via some concrete steps. Beyond the Patio Area is a wildlife pond and a good sized lawned garden with mature shrub borders allowing rooftop views over Chulmleigh to open countryside in the distance. On the other side of the Conservatory a further path leads past the oil tank and down the other side of the bungalow returning to the Front Garden which is also mainly laid to lawn with a stone wall adjoining the cul de-sac. On one side access can be gained to the Storm Porch and the front door and a concrete path returning to the parking area.

SERVICES

Mains electricity, mains water and mains drainage. Oil Fired Aga for cooking, room heating, providing

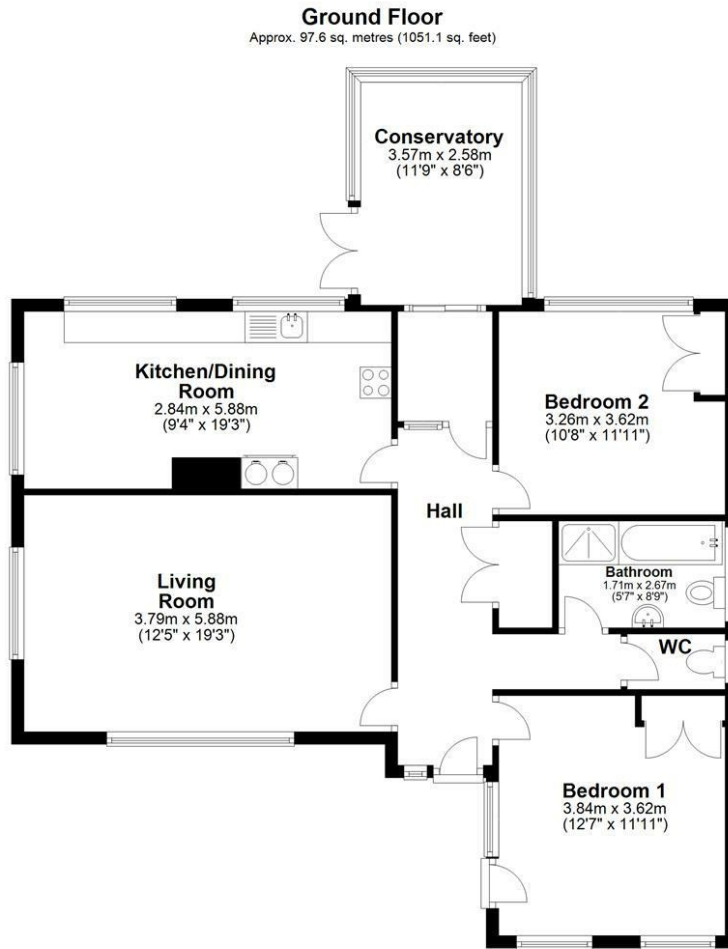
domestic hot water and servicing radiators. Solar Panels connected to the grid. Council Tax Band D - (£2,350.75 2024/2025) Telephone connected subject to BT regulations.

VIEWINGS

Strictly by appointment through the agent

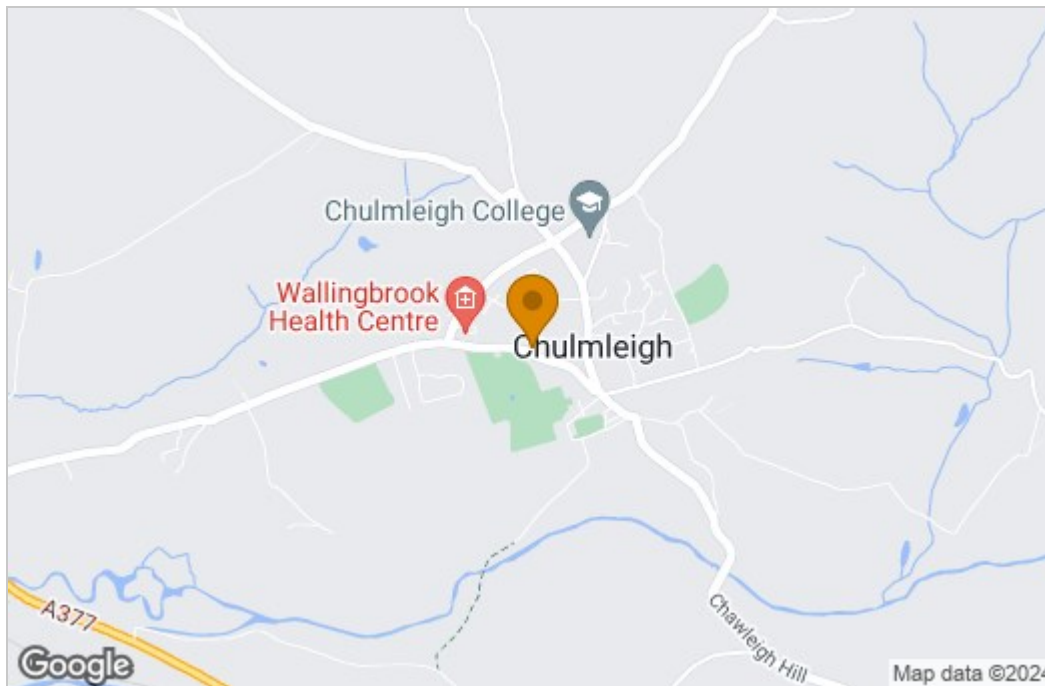
Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

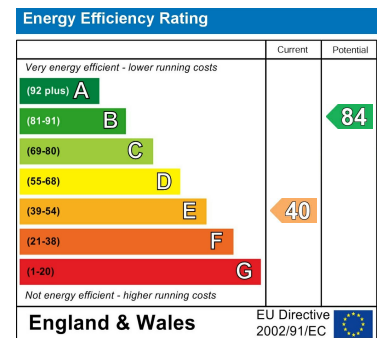


Total area: approx. 97.6 sq. metres (1051.1 sq. feet)
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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