



33 Langley View, Chulmleigh, EX18 7BQ

Price Guide £375,000

A SUBSTANTIALLY EXTENDED and much improved SEMI-DETACHED FAMILY HOUSE situated at the end of a quiet cul-de-sac offering spacious and well presented FOUR BEDROOM & THREE RECEPTION ROOM accommodation with LARGE GARDEN enjoying lovely RURAL VIEWS and dedicated PARKING for two cars.

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, 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

33 Langley View is a spacious semi detached modern house situated at the end of a quiet cul-de-sac of similar properties which back onto Langley Lane and allow lovely far reaching rural views down the Huntacott Valley. The property was built by Mc Lean Homes in 2006 and was later substantially extended by the previous owners in 2016, being of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevation and uPVC double glazed windows throughout. Internally the beautifully presented accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a spacious Sitting Room, a large open plan Kitchen/Dining/Living Room with two sets of bi-fold doors overlooking and leading out to the garden, a separate Utility Room, a Study and a Rear Hall, whilst on the first floor there is a Master Bedroom Suite with Dressing Room and

En-Suite Shower Room, three further Bedrooms and a Family Bathroom. 33 Langley View also benefits from attractive Bathroom Suites, oil-fired central heating throughout, and a well equipped modern Kitchen including a range of integrated appliances such as two eye level ovens, a five ring ceramic hob with extractor fan over, a microwave, a fridge and freezer, and a dishwasher. Outside and to the rear of the house there is a good sized garden which is mainly laid to lawn with attractive flower beds on each side, allowing lovely far reaching rural views to the rear. There are also two dedicated car parking spaces accessed under an archway from Langley View with a pedestrian path and gate leading into the rear garden.

ENTRANCE

From Langley View, the pavement leads up to a partially glazed composite Front Door opening into the

ENTRANCE HALL

with window to the side, doors to the Cloakroom, Sitting Room and Open Plan Kitchen/Living Area, and stairs leading to the First Floor Landing. The Hall also benefits from a coved ceiling, radiator and smoke alarm.

CLOAKROOM

fitted with a matching white suite comprising a low-level WC and a pedestal wash hand basin with tiled splash backs and obscure glazed window to one side with radiator below. The Cloakroom also benefits from the electric meters and fuse boxes.

SITTING ROOM

A good sized room with window to the front and fully glazed French doors overlooking and leading into the Open Plan Kitchen/Living Area, radiator, coved ceiling and TV point.

OPEN PLAN KITCHEN/LIVING AREA

A beautifully appointed 'L' shaped room with the Kitchen Area at one end fitted with a range of light grey gloss units to two sides under a laminate work surface including and incorporating two single eye-level stainless steel ovens, a five ring 'Smegg' ceramic hob with modern extractor fan over set between a range of matching wall units, an integrated microwave, an integrated larder fridge and an integrated full height freezer. In the middle of the room there is a matching island unit incorporating a one and a half bowl single drainer sink unit with mixer tap, macerator, integrated bottle fridge and integrated dishwasher, as well as an attractive overhead lighting. Beyond the Kitchen there is a good sized Dining Area allowing enough space for an 8 seater Dining Room table with radiator and triple bi-fold doors overlooking and leading out to the garden. Beyond the Dining Area there is a good sized Sitting Area with a further set

of triple bi-fold doors also overlooking and leading out to the garden, a radiator, a half glazed door to the Study, and the French doors returning to the Sitting Room. In one corner of the Kitchen a door opens into the

UTILITY ROOM

fitted with a range of wall and floor units to two sides under a laminate work surface with tiled splash backs, space and plumbing for a washing machine and tumble dryer, inset ceiling down lighter and window to the front.

STUDY

Set just off the Open Plan Kitchen Living Area with window to the rear overlooking the garden and radiator. At the rear of the room a fully glazed door opens into the

REAR HALL

Allowing ample space for boots and coats with partially glazed Back Door leading out to the side of the property, radiator and hatch to roof space. In one corner is the recently fitted 'Worcester' oil fired boiler providing domestic hot water and servicing radiators.

FIRST FLOOR LANDING

From the Entrance Hall, stairs with balustrade and hand rail to one side lead straight to the First Floor Landing with doors off to all principal rooms, hatch to roof space and radiator.

MASTER BEDROOM SUITE

A large double bedroom with window to the rear allowing lovely rural views over the garden and down the Huntacott Valley in the distance, with radiator below and inset ceiling down lighting. At one end a wide archway leads through to a Dressing Area fitted with a range of built-in wardrobes on either side with hanging rails and storage shelving. Beyond the Dressing Area a door leads into the

EN-SUITE SHOWER ROOM

with fully tiled walls and matching white suite comprising a large shower cubicle fitted with a stainless steel mixer shower and glazed shower screen to one side; a low level WC; and a built-in vanity unit with stainless steel mixer tap and storage drawers below. The En-Suite is finished with an obscure glazed window to the front, a chrome ladder towel rail, shaver point and inset ceiling down lighting.

BEDROOM 2

Another double bedroom with window to the rear, once again allowing rural views down the Huntacott Valley, with radiator below.

BEDROOM 3

Another double bedroom with window to side allowing glimpses of the Huntacott Valley with radiator below.

BEDROOM 4

A single bedroom currently used as a Study with window to the front with radiator below.

BATHROOM

A family Bathroom with fully tiled walls and matching white suite comprising a walk-in double shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a low level WC; and a built-in vanity unit with stainless steel mixer tap and range of storage drawers below. The Bathroom is finished with inset ceiling down lighting, an extractor fan, and a chrome ladder towel rail. On one side there is the Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater, central heating and hot water control panel to one side and range of slatted shelving over.

OUTSIDE

From Langley View, a wooden pedestrian gate leads onto a concrete path at the side of the property which leads past the Back Door into the Rear Hall and leads along the side of the house passing a wooden Garden Shed. At the rear of the house there is a good sized Garden which is mainly laid to lawn with mature flower beds on either side, and timber decking to the rear with a Summer House in one corner creating a really super Summer seating area and an ideal site for flower pots and planters. Immediately to the rear of the property there is a concrete path allowing access to the two sets of bi-fold doors into the open-plan Kitchen/Living Room. The garden really is a super addition allowing lovely rural views across open farmland and down the Huntacott Valley. At the rear of the garden there is a wooden pedestrian gate which opens onto a path leading out to the communal parking area, where there are two dedicated parking spaces.

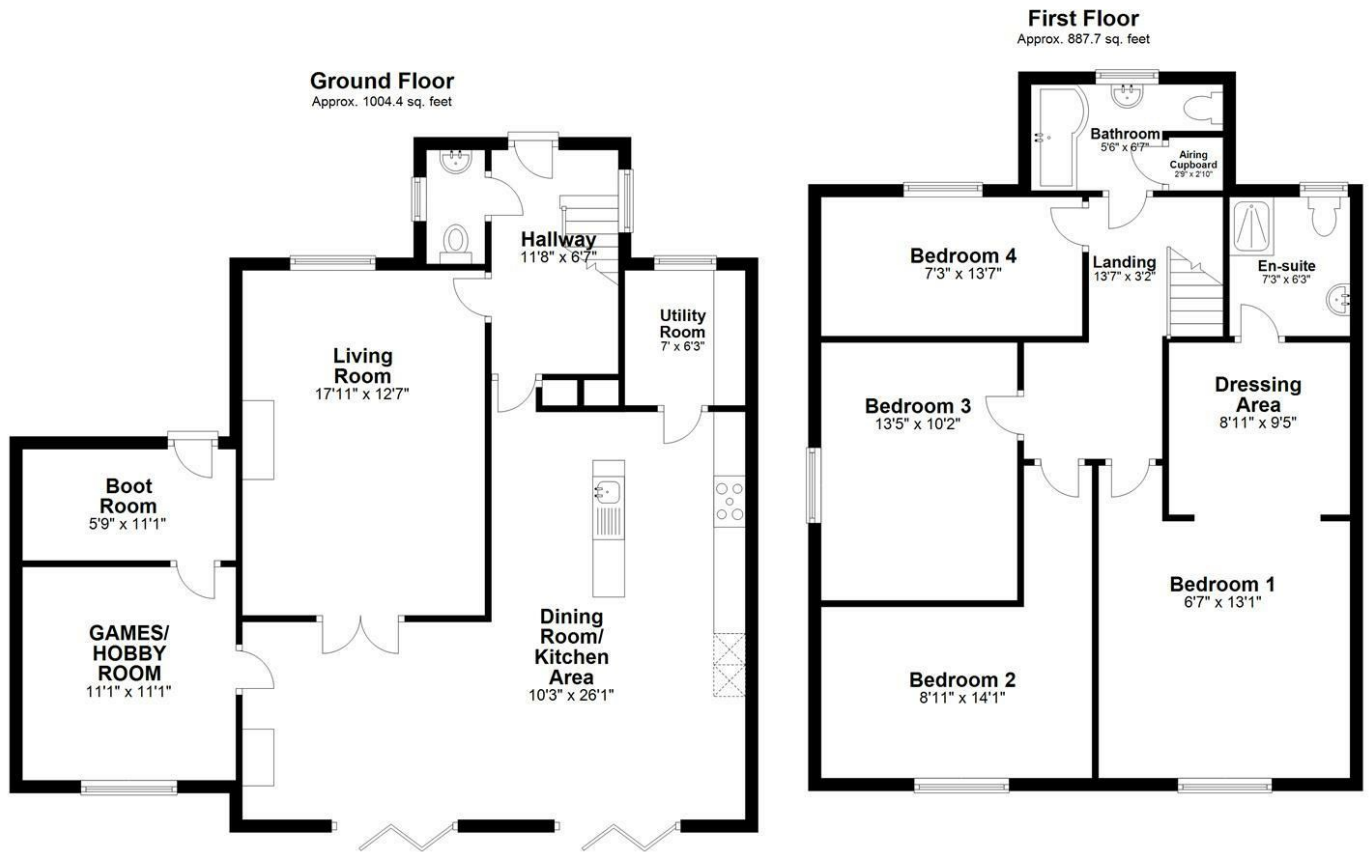
SERVICES

Mains electricity, water and drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT Regulations. Ultrafast Broadband available 1,000 Mbps highest download and 220 Mbps highest upload. Limited or no voice & data coverage across all mobile networks (all info taken from Ofcom checker). There is an annual management charge for maintenance of shared/green areas of £270 p.a.

VIEWING

Strictly By Appointment with the Agent.

Floor Plan

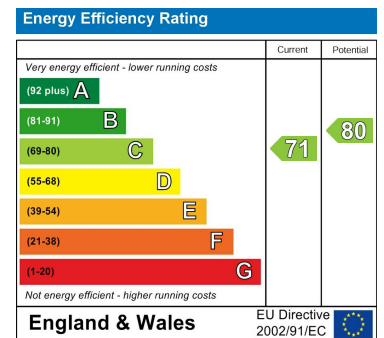


Total area: approx. 1892.1 sq. feet
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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