



**Ottercroft , Chulmleigh, EX18 7JX**

**Price Guide £150,000**

NOW AVAILABLE FOR SALE BY ONLINE AUCTION WITH JOINT AGENTS - CLIVE EMSON, CLOSING ON THE 26TH MARCH 2026 A nicely presented TWO BEDROOM DETACHED BUNGALOW conveniently situated for both Exeter and Barnstaple with modern Kitchen and Bathroom, and Oil Fired Central Heating. Also benefiting from OFF-ROAD PARKING and a Small Garden enjoying lovely views over the Taw Valley. Offered with No Ongoing Chain.

## SITUATION (CHAWLEIGH)

Ottercroft is situated on the main A377 Exeter Barnstaple main road approximately one mile from Chawleigh, a small Mid Devon village offering local facilities including a village shop, a children's nursery, a Church, a dog groomers and a local pub. A wider range of facilities can be found at Chulmleigh, approximately 1 ½ miles to the west, including a shop, post office, a delicatessen, a hairdresser, a garage, two local pubs, an Indian restaurant, a Church, a primary school, a secondary school and a community run Sports Centre. The larger market town of Crediton lies approximately eight miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton, and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, 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 an hours drive.

## DESCRIPTION

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Ottercroft is a modern detached bungalow conveniently situated in the heart of the Taw Valley between Exeter and Barnstaple. The property has been well maintained by the current owner and benefits from uPVC double glazing, oil fired central heating and modern Kitchen and Bathroom suites throughout. Internally Ottercroft offers two double bedroom accommodation including a good sized open-plan Kitchen/Sitting Room and a Bathroom. Outside the property benefits from off-road parking for two cars and a low maintenance garden at the rear, which enjoys views lovely rural views down the Taw Valley to Eggesford woods in the distance.

## ENTRANCE

From the concrete path at the front of the property, a

fully obscure glazed Front Door with fully glazed panel to one side and outside light opens into the Entrance Hall.

## ENTRANCE HALL

With doors to the Kitchen and Sitting Room and further doors off to all other rooms, coved ceiling, full length obscure glazed window to the front, radiator. On one side there is a Utility Cupboard housing space and plumbing for a washing machine/dishwasher with storage shelf over and electric meters and fuse-boxes to one side. The Hall also benefits from a useful Storage Cupboard fitted with double louvre doors, slatted shelf over, further shelf and electric point.

## KITCHEN

A modern Kitchen with a range of units to three sides under a roll-top work surface with contrasting tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap, set below a picture window to the rear with tiled sill, overlooking the garden and enjoying lovely rural views across open farmland to Eggesford woods in the distance. On one side there is a built-in stainless steel single oven with inset four ring ceramic hob and extractor hood over set between a range of matching wall cupboards, heated towel rail, central heating and hot water control panel and triple central ceiling spot light cluster. On one side of the Kitchen an open Breakfast Bar overlooks the Sitting Room.

## SITTING ROOM

With fully double glazed sliding patio doors over looking and leading out to the small garden at the rear of the property and also enjoying lovely far reaching views across the River Taw and valley beyond. Small window to the front with stained wood display sill, coved ceiling, TV & telephone points and radiator. On one side there is the open breakfast bar, which adjoins the Kitchen.

## BEDROOM 1

A double bedroom with picture window to the rear with tiled sill enjoying lovely rural views across open countryside to the River Taw and beyond. Coved ceiling, TV & telephone points and radiator.

## BEDROOM 2

Another double bedroom with window to the rear with tiled sill overlooking open countryside to the River Taw and beyond. Coved ceiling, hatch to roof space, radiator.

## BATHROOM

A modern Bathroom with fully tiled walls and matching white suite comprising a panel bath with side handles and stainless steel mixer tap with wall mounted shower attachment and glazed shower screen to one side; pedestal wash hand basin with

electric shaver light to one side; low level WC with tiled shelf behind. Extractor fan, radiator.

## **OUTSIDE**

To the front of Ottercroft is a narrow gravel pathway that leads to the Front Door. On this side is a good sized graveled parking & turning area, whilst at the rear is a low maintenance level garden, which is mainly paved with a small area of lawn, enjoying lovely views down the Taw Valley to Eggesford woods in the distance.

## **SERVICES**

Mains electricity, shared private bore hole water and shared private drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 15 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone. Mid Devon District Council Tax Band C - 2025/26 £2,218.48

## **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

## **AGENTS NOTE**

The Legal Pack is available from Clive Emson or Keenors. All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

## **PRICE INFORMATION**

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at [cliveemson.co.uk](http://cliveemson.co.uk), or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

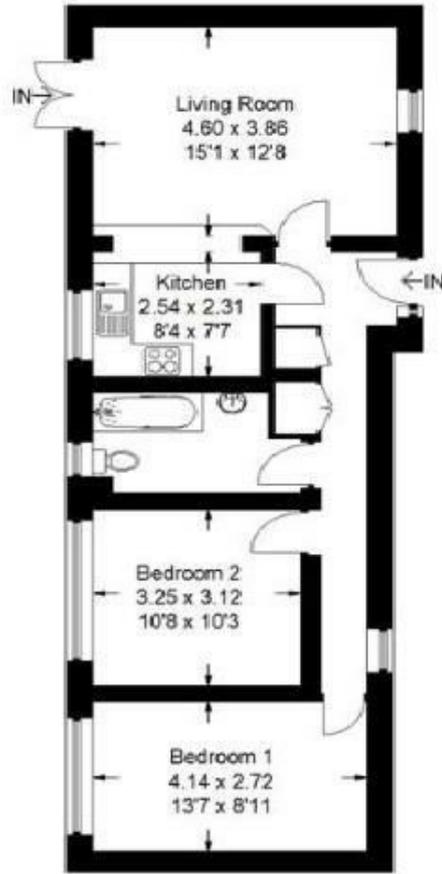
## **ADDITIONAL FEES**

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal

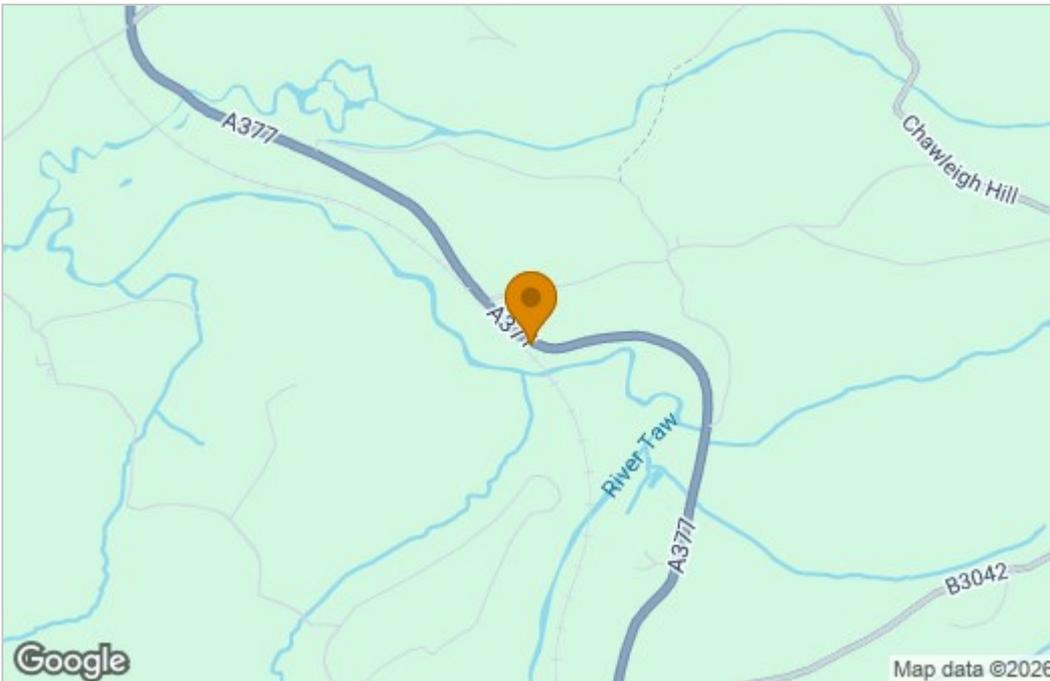
documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](https://www.cliveemson.co.uk/buying/buyers-fees/).  
<https://www.cliveemson.co.uk/buying/buyers-fees/>

## Floor Plan

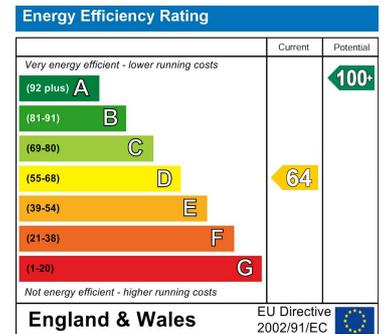


Otter Croft

## Area Map



## Energy Efficiency Graph



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