



5 Dartmoor View, Chulmleigh, EX18 7BN
Offers In Excess Of £200,000

A DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties in the centre of Chulmleigh in need of general MODERNISATION AND IMPROVEMENT offering TWO/THREE BEDROOM accommodation with PARKING, ATTACHED SINGLE GARAGE and LARGE GARDENS. Offered with No-On Going Chain.

SITUATION (CHULMLEIGH)

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 watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

5 Dartmoor View is a spacious detached bungalow situated in an elevated location in a quiet cul-de-sac near the centre of Chulmleigh. The property dates back to the 1970's and is of standard cavity brick/block construction under a tiled roof with part rendered and colour washed elevations and uPVC double glazed windows and doors throughout, as well as electric night storage heating. Internally the accommodation is generously proportioned and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room, a Conservatory, two double Bedrooms, a Study/Bedroom 3, and a Bathroom. 5 Dartmoor View has been vacant and unoccupied since 2021 and as such would now benefit from some general modernisation and improvement including replacing the garage roof, refitting the Kitchen and Bathroom suites, and redecorating and recarpeting throughout. Outside the bungalow is

surrounded by good sized level gardens which would also benefit from some cutting back and general management, whilst on one side there is ample parking for at least two cars allowing access into the attached Single Garage. (*AGENTS NOTE: Please be advised this is an Executor Sale. The Executors have not ever visited the property themselves, so it is sold as seen and very limited information will be available with regard to the Property Information Form enquiries).

ENTRANCE

From the parking area a composite Front Door opens into the

ENTRANCE HALL

with doors to the Sitting Room, Cloakroom and Study/Bedroom 3.

CLOAKROOM

fitted with a low level WC and a wall mounted wash hand basin. On one side is the electric meters and fuse boxes and extractor fan.

SITTING ROOM

A good sized dual aspect room with a window to the front overlooking the garden and fully glazed French Doors overlooking and leading out to the Conservatory with windows on either side. The Sitting Room also benefits from a marble fireplace to one side housing an open grate with marble hearth and slips, a night storage heater, a door to the Inner Hall, and some book shelving.

CONSERVATORY

being of uPVC double glazed construction under a triple polycarbonate roof with fully glazed French Doors at one end overlooking and leading out to the front of the bungalow.

INNER HALL

From the Sitting Room a door opens into the Inner Hall with further doors to the Kitchen/Dining Room, Bathroom and Bedrooms 1 & 2. On one side there is a good range of wall mounted book shelving, night storage heater and hatch to roof space.

KITCHEN/DINING ROOM

A good sized dual aspect room set at the rear of the bungalow fitted with a range of matching cream painted units to three sides under a laminate worksurface with tiled splash backs including and incorporating a double drainer stainless steel sink unit with mixer tap set below a window to the rear, with space and plumbing for a dish washer below. On one side there is built-in 'Bosch' eye level double oven, range of matching wall mounted units, extractor fan, TV point and two night storage heaters. At one end there is space for a six seater Dining Room table with window to the side overlooking the garden, and fully glazed door leading out to the

REAR HALL/UTILITY ROOM

fitted with a 'Belfast' sink to one side with mixer tap set below a window to the rear overlooking the garden with space and plumbing for a washing machine to one side. The Rear Hall also benefits from a range of coat hanging hooks, wall mounted shelving, ceramic tiled floor and night storage heater. In one corner a half glazed Back Door leads out to the patio and garden at the rear.

BEDROOM 1

A good sized double bedroom with window to the front overlooking the garden with night storage heater below. In one corner there is a built-in wardrobe.

BEDROOM 2

Another double bedroom with window to the rear, electric panel heater.

BATHROOM

fitted with a matching white suite comprising a panelled walk-in shower cubicle housing a 'Mira Sport' electric shower with glazed shower screen to two sides; a pedestal wash hand basin with tiled splash backs; and a low level WC. The Bathroom also benefits from an obscure glazed window to the side, a wall mounted 'Dimplex' fan heater; a night storage heater, coat hanging space, an extractor fan, and a built-in Storage Cupboard with hanging rail.

STUDY/BEDROOM

with window to the side, night storage heater and Airing Cupboard housing the factory lagged hot water cylinder with electric immersion and range of slatted shelving. At one end a door returns to the Entrance Hall.

OUTSIDE

From Dartmoor View a concrete drive allowing parking for at least two cars allows access into the attached Single Garage which is set under a flat roof (in need of replacement) benefitting from a concrete floor with light and power connected. The bungalow benefits from good sized front and rear gardens which are generally overgrown and need of general improvement.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 16 Mbps and Superfast 33 Mbps.
Mobile Phone coverage by EE, O2 and Vodafone (info taken from Ofcom checker, please check suitability/connections with your own provider)
Council Tax Band D - £2,576.04 p.a. for 2026/27
(*AGENTS NOTE: Please be advised this is an Executor Sale. The Executors have not ever visited the property themselves, so it is sold as seen and

very limited information will be available with regard to the Property Information Form enquiries.*)

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - ///rectangular.prayers.royally

DISCLAIMER

Please be aware of the following:

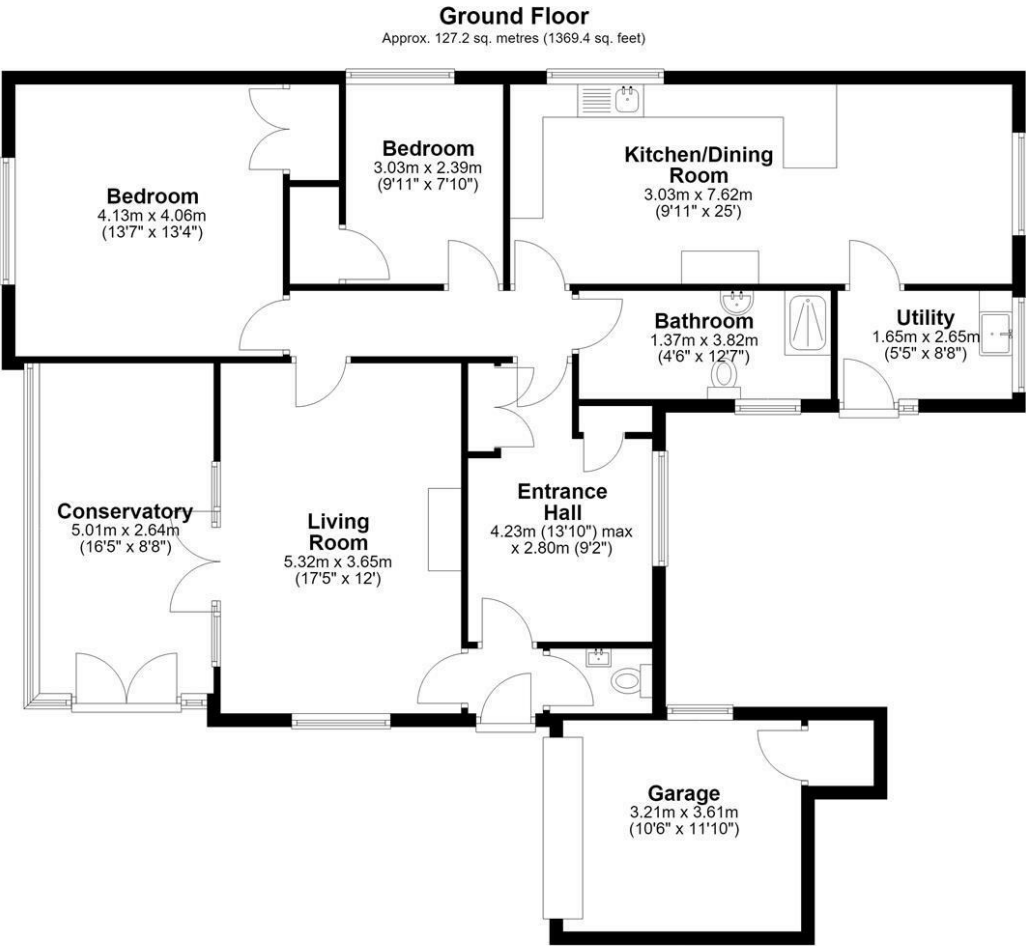
(1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.

(2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing.

(3) All measurements, photos, and distances mentioned are approximate.

(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan

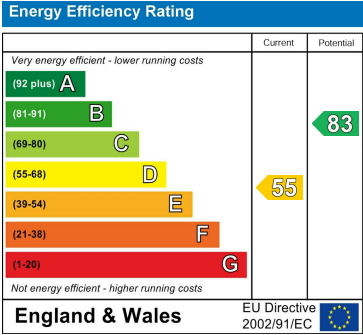


Total area: approx. 127.2 sq. metres (1369.4 sq. feet)
5 Dartmoor View, Chulmleigh

Area Map



Energy Efficiency Graph



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