



10 Dartmoor View, Chulmleigh, EX18 7BN

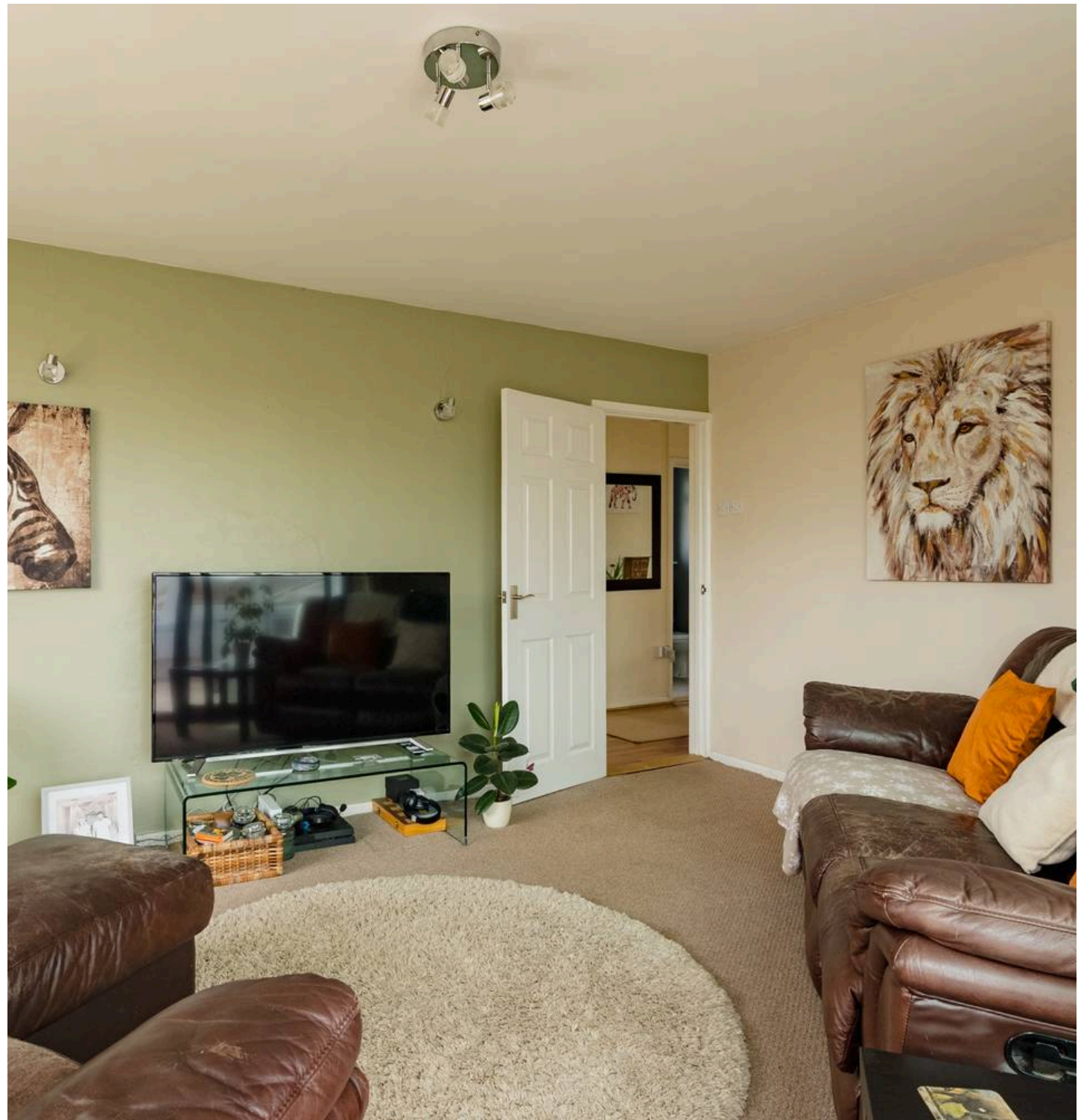
Guide Price £310,000

10 Dartmoor View

Chulmleigh

- Detached cul-de-sac bungalow
- 3 bedrooms (or 2 with separate dining room)
- Lovely plot with south facing gardens
- Neutral decor
- Conservatory opening from living room
- Workshop and covered entertaining area
- Views across to Dartmoor
- Garage and parking
- Oil fired central heating and double glazing
- EPC: D

Set within a peaceful and elevated cul-de-sac, 10 Dartmoor View is an attractive detached bungalow offering a blend of comfort and practicality. Chulmleigh itself is a vibrant market town offering a range of amenities, including shops, a health centre, schools, and recreational facilities. Its central location in Devon provides easy access to both countryside and coastal attractions. Situated just a short walk from the heart of the town, this property boasts three bedrooms (or two with a separate dining room), making it versatile for various living arrangements. The bungalow is set on a delightful plot with south-facing gardens, providing a sunny outlook and far-reaching views to Dartmoor. Inside, the neutral decor creates a calm and inviting atmosphere throughout the home. There's oil fired central heating and uPVC double glazing to help with the overall efficiency of the property.





The layout offers a useful front porch and from the hallway, two double bedrooms are found, served by the family bathroom with its white suite. The living room opens into the conservatory with south facing views over the garden and beyond. The kitchen has a range of storage and worktop space and is at the rear of the home. The third bedroom (currently used as a dining room) over looks the gardens too and a set of doors out would be a lovely addition should a new owner wish to do so. With the extra space added by the conservatory and third bedroom, it's a great sized bungalow with some flexibility on how the rooms can be used.

Outside, the garden wraps around to the south side with those lovely views and a sunny aspect. There's off-road parking and an attached garage for additional storage. Various seating areas have been set out to take advantage of the sun/shade around the gardens. A block-built store would make a great home office or studio and then attached to this is a purpose built workshop with power and light with room to store and work. To the end is a useful covered seating area, ideal for BBQ's and entertaining, whatever the weather!

10 Dartmoor View is a delightful bungalow that combines practicality with charm, making it an ideal choice for those seeking a comfortable home in a picturesque setting.

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 D – North Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

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.

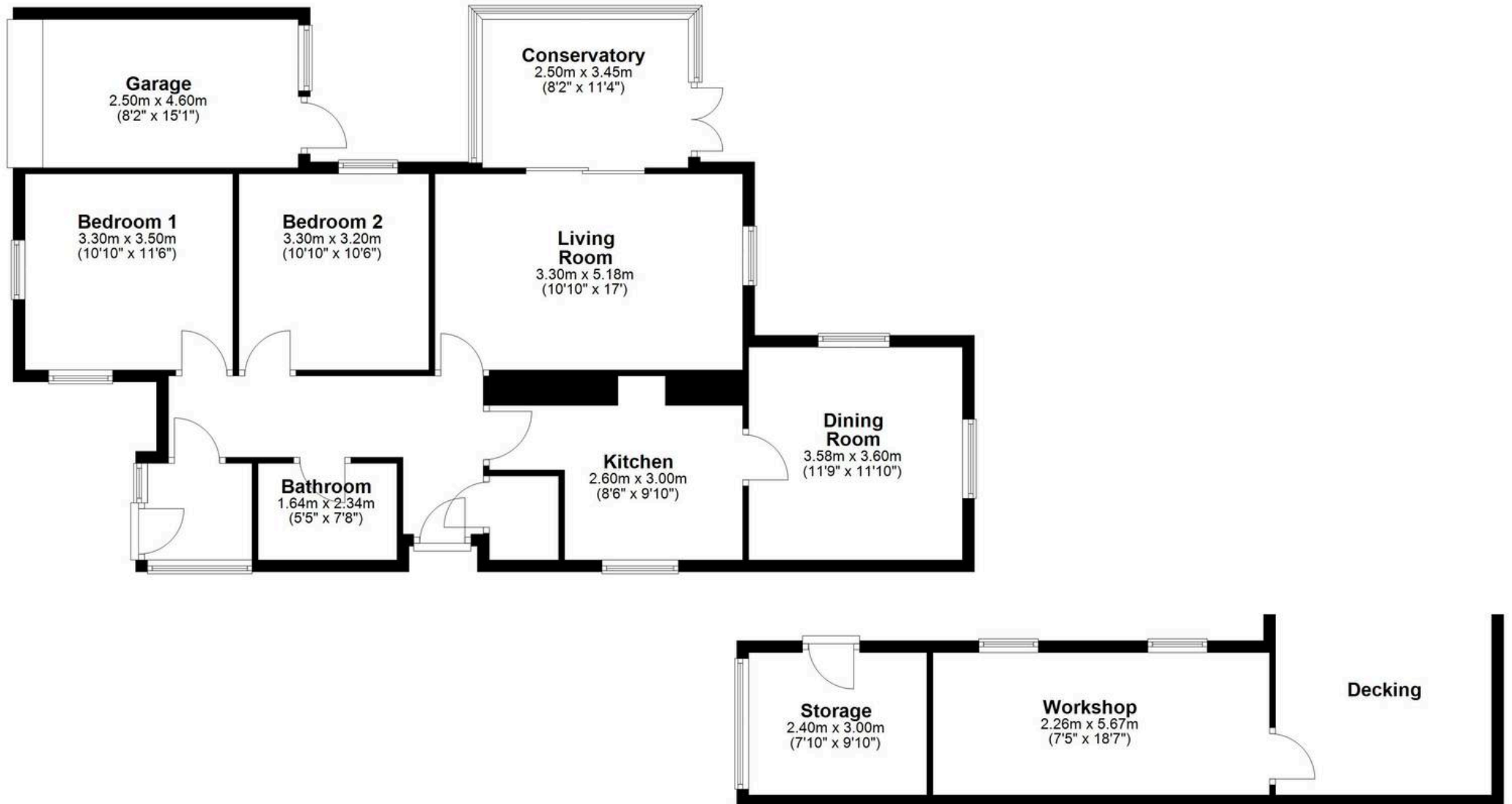
DIRECTIONS : For sat-nav use EX18 7BN and the What3Words address is [///become.port.pigtails](https://www.what3words.com/en/3qg4-4qg4-4qg4/become.port.pigtails) but if you want the traditional directions, please read on.

Turn off towards Chulmleigh from the A377 at Leigh Cross. Go to the top of the hill and bear right towards the centre and Dartmoor View will be found on the left (opposite the golf course) with No 10 being on the left as you rise up the cul-de-sac.



Ground Floor

Approx. 135.4 sq. metres (1457.1 sq. feet)



Total area: approx. 135.4 sq. metres (1457.1 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.