



May Lodge, Chawleigh, Chulmleigh, EX18 7HH

Guide Price £290,000

May Lodge, Chawleigh

Chulmleigh

- Detached bungalow
- Built in 2019
- 2 Double bedrooms
- Open plan kitchen/dining room
- Enclosed garden
- Parking with car port
- Wet room style shower
- Edge of village location
- Separate utility room
- Air source heating

Built in 2019 and tucked away in the popular village of Chawleigh, May Lodge is a modern detached bungalow offering easy, single-storey living with the benefit of an air source heat pump, good insulation, parking and an enclosed garden.

Inside, the accommodation is bright and well planned, with the kitchen, dining and sitting areas arranged as one sociable open-plan space. The kitchen has a good range of light grey shaker-style units, a breakfast bar and integrated Bosch appliances including a double oven, ceramic hob and integrated dishwasher. Two sets of patio doors from the living area open out to the garden, making the outside space a natural extension of the main living accommodation.





There are two good-sized double bedrooms, both with fitted wardrobes, and a modern bathroom with a large walk-in, wet-room-style shower. A separate utility room provides space for a washing machine, tumble dryer and fridge/freezer. The main living areas have engineered wood flooring and the property benefits from uPVC double glazing throughout.

Outside, there is a useful carport providing covered parking with space on the drive for another vehicle and a well-enclosed garden, making it particularly practical for those with children or pets. There are also two useful sheds for additional storage.

The property is heated by an air source heat pump, with mains water and drainage

May Lodge offers the combination of a modern home, manageable outdoor space and energy-efficient heating, while still being part of a Devon village community.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2324.76

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Air source central heating

Construction: Standard

Listed: No

Conservation Area: Yes

Tenure: Freehold



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.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

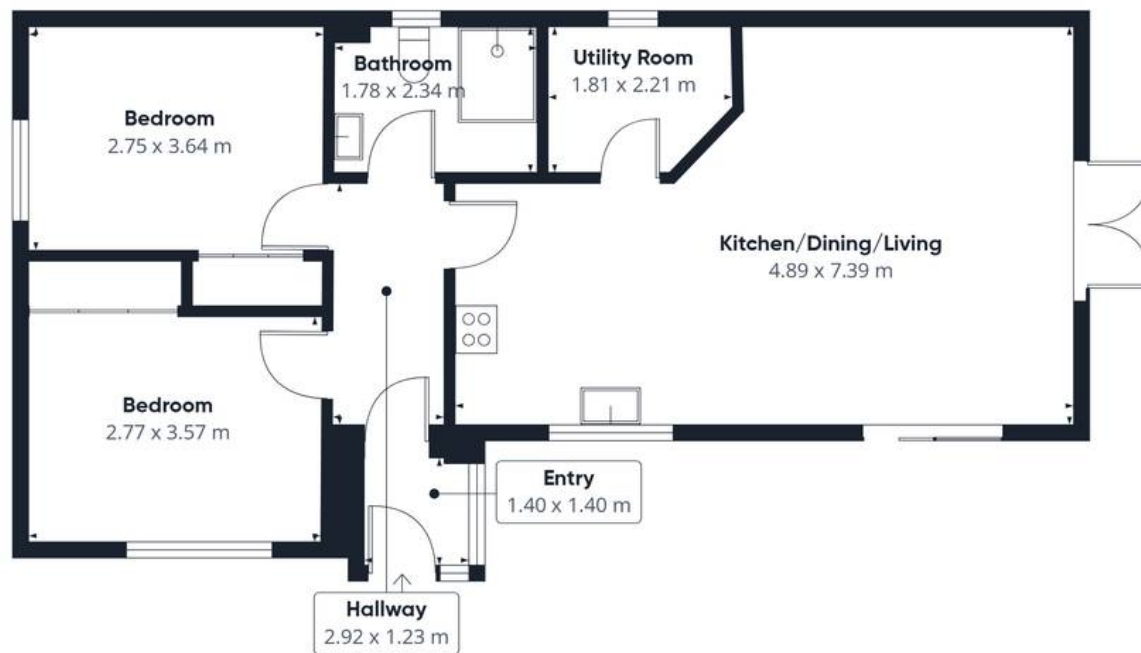
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DIRECTIONS: From the A377 at Eggesford, take the road opposite the station sign posted to Chawleigh. Upon entering the village, take a left turn at The Earl of Portsmouth pub. The bungalow can be found along to the left.

For SatNav: EX18 7HH

What3Words: ///mediate.author.harmonica





Floor 0 Building 1

Approximate total area⁽¹⁾
71.8 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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