



**29 Langley View, Chulmleigh, EX18 7BQ**  
**Price Guide £130,000**

A most attractive SECOND FLOOR LEASEHOLD APARTMENT situated in a small development of similar properties towards the outskirts of Chulmleigh offering nicely presented, light and spacious TWO DOUBLE BEDROOM ACCOMMODATION with an attractive OPEN-PLAN KITCHEN/LIVING AREA benefitting from double glazing and electric heating. 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

29 Langley View is a modern Second Floor Leasehold Apartment situated in a small development of similar properties towards the outskirts of Chulmleigh. The property, built in 2005 by McClean Homes, is the second floor apartment of a block of three and is of modern cavity block construction under a slate tiled roof with rendered and colour washed elevations. Internally the property benefits from attractively presented, light and spacious two double bedroom accommodation with a modern Bathroom and a well appointed open plan Kitchen/Living Area, incorporating a range of matching modern fitted units with integrated double oven and grill. The property also benefits from uPVC double glazing and electric heating throughout. 29 Langley View would be suited to a First Time Buyer or an Investment Buyer with the property expected to yield a rent of approximately £750/£800 per

calendar month on a six month Assured Shorthold Tenancy.

29 Langley View is a second floor leasehold flat running on a 999 year lease from the 1st of January 2005 (980 years remaining) The owner of the flat has a 1/3 share of the 27-29 Langley View Management Company which owns the freehold. There is a £50 monthly charge payable to the 27-29 Langley View Management Company which covers the building insurance, and maintenance of the shared areas including servicing the fire alarm. Meadfleet look after the shared areas on the whole estate and there is an approximate bi-annual charge of £120 for this.

## ENTRANCE

From the quiet cul-de-sac, a Front Door opens into a Shared Entrance Hall with two flights of stairs to the Front Door of the Flat.

## ENTRANCE HALL

with doors off to all rooms, ceiling lights, smoke alarm. On one side there is an Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater.

## OPEN PLAN KITCHEN/SITTING ROOM

A spacious room with a Sitting Area at one end including a window to the front overlooking the cul-de-sac, four inset ceiling spotlights, TV and telephone point. At the other end is a well equipped Kitchen Area fitted with a range of matching modern fitted units to two sides under a granite effect roll-top work surface with tiled splash backs, including and incorporating an integrated washer/dryer, a stainless steel single oven and grill with matching inset four ring ceramic hob and extractor hood over, set between a range of matching wall units. On one side there is a twin bowl inset stainless steel sink unit with mixer tap set below a window to the side with tiled sill. The room is finished with a night storage heater, space and point for a fridge, electric cooker point and four inset ceiling spot lights.

## BEDROOM 1

A good sized double bedroom with window overlooking the cul-de-sac, inset ceiling spotlights, TV and telephone points and wall panel heater

## BEDROOM 2

Another double bedroom with window overlooking the quiet cul-de-sac, inset ceiling spot lights and electric panel heater.

## BATHROOM

with half tiled walls and fitted with a matching white suite comprising a panel bath with tiled splashbacks, stainless steel mixer tap, 'Hydromax' electric shower over and glazed shower screen to one side; low level WC and a wall mounted wash

hand basin built into a vanity unit with a storage cupboard below and storage shelf to both sides. Obscure glazed window to one side with tiled sill, wall mounted fan heater, large wall mounted mirror, extractor fan, and inset ceiling spot lights.

### **OUTSIDE**

29 Langley View is situated in the centre of the development adjacent to the shared green space, with off-road parking nearby (not dedicated). At the rear of the building is a lawned walled garden which is just for the use of Flats 27,28 and 29.

### **SERVICES & COUNCIL TAX**

Mains electricity, mains water and mains drainage.  
Satellite available via Sky.  
Broadband speed is Basic 18 Mbps. Ultrafast 1800Mbps  
Mobile Phone coverage by EE, 02, and Vodaphone (info taken from Offcom checker, please check suitability/connections with your own provider)  
Council Tax Band B - £1,912.20.p.a. for 2025/26

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### **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 - warp.data.dwarves

### **MONEY LAUNDERING REGULATIONS**

As required under the Sanctions and Anti-Money Laundering Act 2018, all purchasers will be required to provide name and address I.D. together with proof of funds. A fee of £25 + VAT per person applies for these checks to be carried out. The Keenor Estate Agent use Smartsearch (a soft-search cloud based platform, credit ratings are not affected) to verify individuals are who they say they are. Names will also be checked against the UK (OFSI) Sanctions List for politically exposed persons (PEP), relatives and close associates (RCA) and special interest persons (SIP).

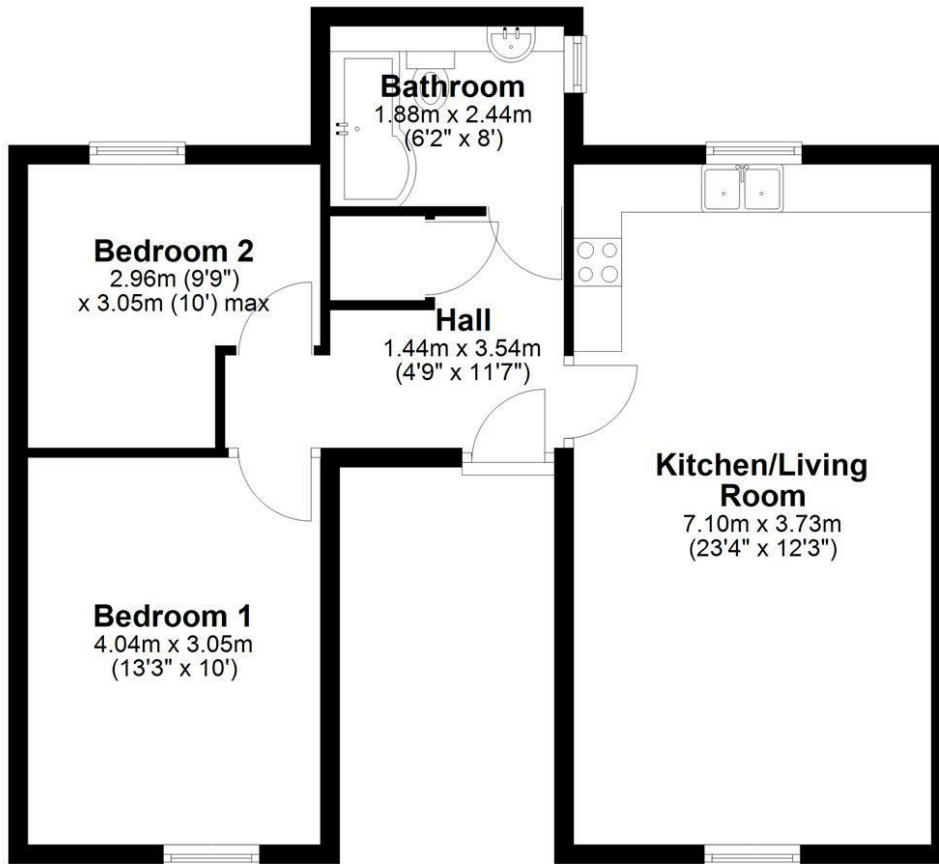
### **DISCLAIMER**

Please be aware (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

### Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)

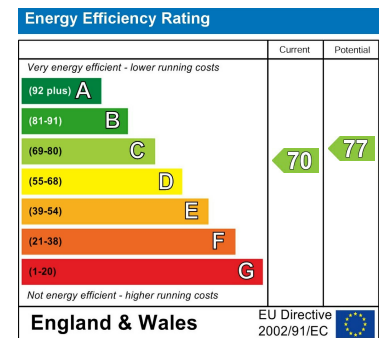


Total area: approx. 59.5 sq. metres (640.2 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.