



## **Fairview Leigh Road, Chulmleigh, EX18 7BL**

**Price Guide £220,000**

An individual DETACHED BUNGALOW situated in a raised location a short walk from the centre of Chulmleigh, offering TWO DOUBLE BEDROOM ACCOMMODATION including a Kitchen/Dining Room, Sitting Room and Conservatory and good sized GARDEN. Available with NO ONWARD CHAIN

## SITUATION

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

Fairview is an individual detached bungalow situated in a raised location a short walk from the centre of Chulmleigh, enjoying roof top views over the edge of the town to open countryside in the distance. Internally the property offers well laid out two double bedroom accommodation including a Sitting Room, a Conservatory, a Kitchen/Dining Room, a Utility Room with Cloakroom and a Shower Room. Fairview also benefits from oil-fired central heating and uPVC double glazing throughout. Outside, the property is approached from some concrete steps leading up from Leigh Road and giving access to the garden, which surround the property with some timber decking at one end creating a lovely summer seating area and an ideal site for flower pots and planters. At the opposite end there is a good sized storage shed/workshop which is need of some improvement.

## ENTRANCE

From the road a wooden garden gate opens onto concrete steps which leads to the front door into the

## ENTRANCE PORCH

With coat hanging hooks to one side, ceramic tiled floor and a door opening into the

## ENTRANCE HALL

with white wooden doors off to all principal rooms, thermostatic control for central heating, radiator, useful key hooks and fuse box.

## SITTING ROOM

A double aspect room with window to the front and sliding patio doors leading out to the Conservatory, both allowing views over the garden and countryside beyond. On one side there is a tiled fireplace on a slate hearth (not in use) with a wooden storage cupboard fitted in the recess to one side. The room is finished with a TV point and radiator.

## CONSERVATORY

being of uPVC double glazed construction under a polycarbonate roof with French Doors at one end opening out to the garden.

## KITCHEN/DINING ROOM

fitted with a range of matching wooden units to three sides under a roll top work surface with tiled splash backs including and incorporating an inset one and half bowl single drainer sink unit with mixer tap set below a window to the rear with space and plumbing for a dish washer below. On one side is a built-in eye level double oven with cupboards above and below, whilst further to one side there is an inset electric hob with extractor fan over, set between a range of matching wall units. The Kitchen is finished with a ceramic tiled floor. On one side of the Kitchen there is a good sized Dining Area allowing enough space for a six seater Dining Room table with a full length built-in cupboard to one side, window at one end and tiled floor. At one end of the Kitchen a door leads into the

## UTILITY ROOM

A dual aspect 'L' shaped room with windows to the side and rear, space and plumbing for a washing machine, matching tiled floor and Back Door leading outside. In one corner is the oil fired boiler providing domestic hot water and servicing radiators.

## CLOAKROOM

Fitted with a low level WC set below a window to the rear with tiled flooring.

## BEDROOM 1

A double bedroom with window to the side with radiator below.

## BEDROOM 2

Another double bedroom with window to the front with radiator below.



## SHOWER ROOM

with fully tiled walls and matching white suite comprising a fully tiled shower cubicle housing a 'Mira' shower with wall mounted shower attachment on a riser and glazed shower screen to one side; a low level WC set below a window to the side; and built in vanity unit with stainless steel taps and cupboard below. The Bathroom is finished with a chrome ladder towel rail and a tiled floor.

## OUTSIDE

Outside, the property is approached from some concrete steps leading up from Leigh Road and giving access to the garden, which surround the property and allow lovely roof top views over Chulmleigh to the Taw Valley in the distance. The gardens benefit from a small Orchard, a wildlife pond and a greenhouse, whilst at the opposite end of the garden there is a good sized storage shed/workshop.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.  
Satellite available via Sky.  
Broadband speed is Basic 18 Mbps and Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider)  
Council Tax Band C - £2,185.36.p.a. for 2025/26

## 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 - rehear.quote.tickling

## 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

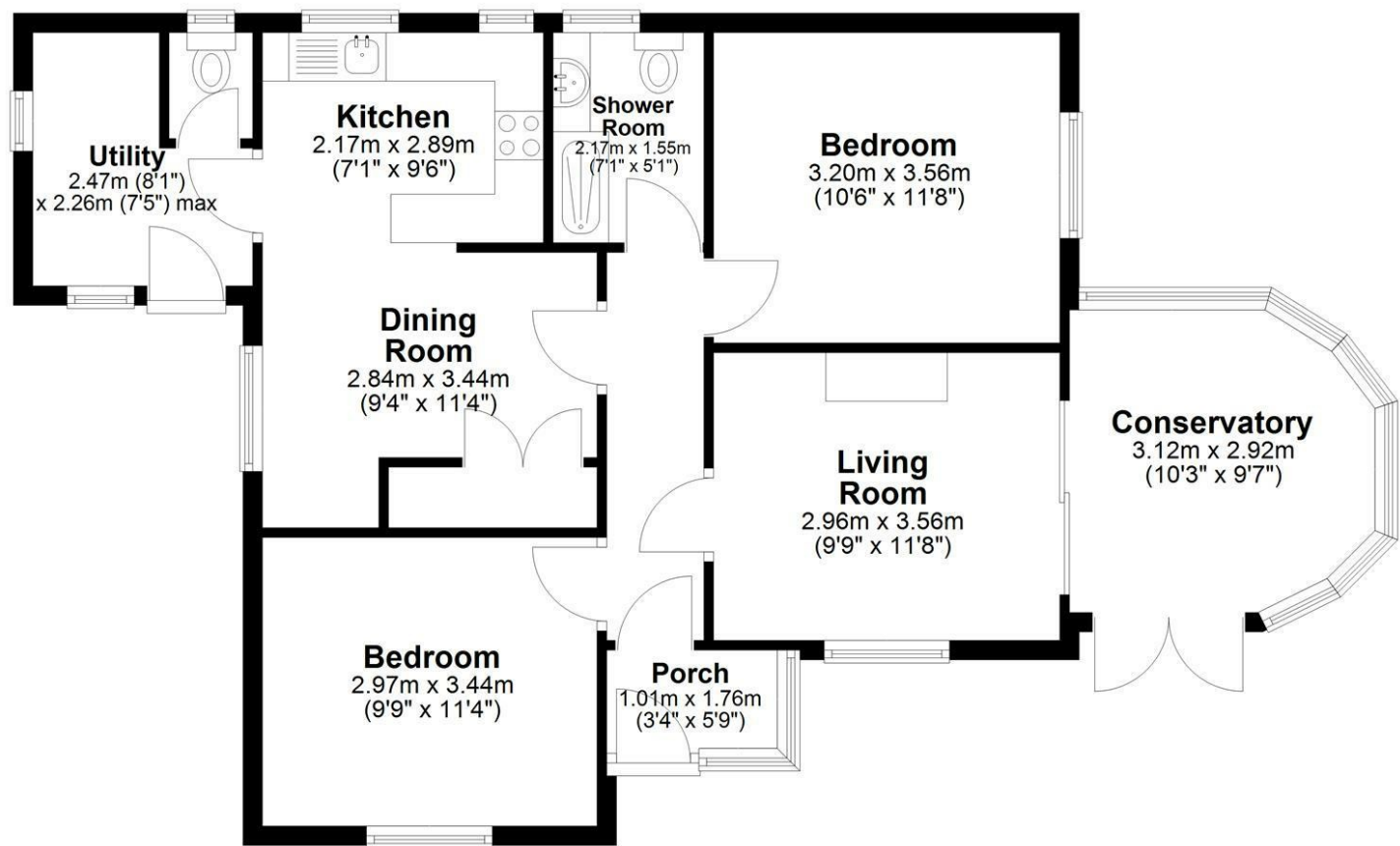
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Floor Plan

Ground Floor

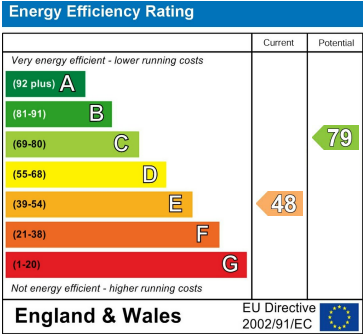
Approx. 75.0 sq. metres (807.7 sq. feet)



Area Map



Energy Efficiency Graph



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