



**50 Great View, Chulmleigh, EX18 7DY**

Guide Price **£225,000**



# 50 Great View

## Chulmleigh

- 2019 built property
- Village location
- Garage & parking
- Air-source heat pump
- Open plan lounge / diner
- Views

Built in 2019 by Devonshire Homes, a renowned local developer, this home offers 2 good sized double bedrooms, a garage, parking and enclosed garden. The property is like new and ready for its next owner to move in and enjoy.

The kitchen has attractive light grey shaker style units and marble effect worktops with an oven and 4 ring induction hob. There is space for a large fridge/freezer and washing machine. The spacious hall has a downstairs WC and leads through to the lounge/diner with a large understairs storage cupboard, space for a separate seating and dining area and patio doors out to the garden.

Upstairs there is a large double bedroom to the front, a further large double bedroom to the rear and a bathroom with shower over bath. The property was built with eco-credentials in mind with an air-source heat pump serving the underfloor heating downstairs and the radiators on the first floor.





Outside is an enclosed garden with partial patio and the rest is laid to lawn. There is an apple tree and further shrubs and flowers, a back gate leads to the garage with up and over door and a parking space in front.

Agents Note: The garage is leasehold under a coach house which is common on new build estates and the coach house owner is entitled to a small peppercorn rent should they wish to do so.

Please see the floorplan for room sizes.

Current Council Tax: Band B - North Devon 2026/27  
£2,003.59

Annual estate management fee for 2026/27 £129.86

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Construction: Standard

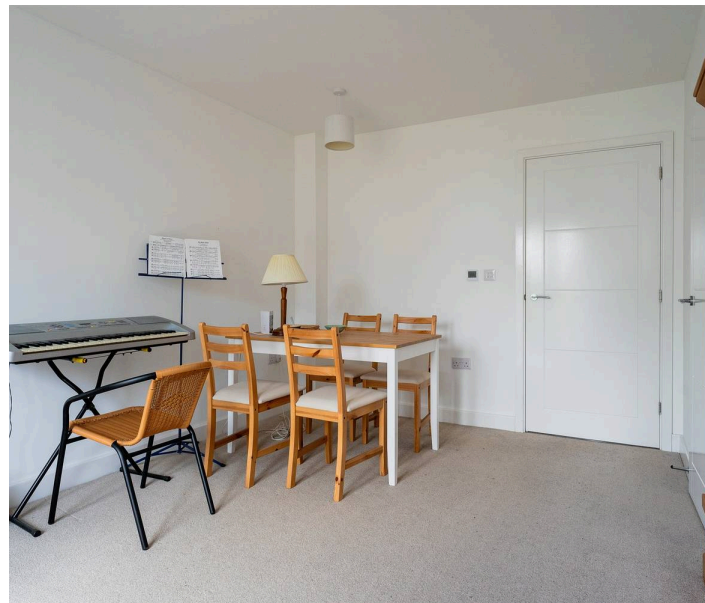
Drainage: Mains drainage

Heating: Air-Source Heat Pump

Listed: No

Conservation Area: No

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:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**DIRECTIONS :** From the A377 take the sign towards Chulmleigh, upon entering the village, Ladywell Meadows can be found to your right, take this turn and bear right, head around the estate in an anti-clockwise direction and the property can be found on your left.

**What3Words:** [///against.doubts.jumps](https://www.what3words.com////against.doubts.jumps) For Sat Nav: EX18 7DY





**TOTAL: 54 m2**

BELOW GROUND: 24 m2, GARAGE: 0 m2, FLOOR 2: 30 m2  
EXCLUDED AREAS: ENTRANCE: 6 m2, PATIO: 11 m2, GARAGE: 18 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.







## Helmores

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