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6 Great View, Chulmleigh, EX18 7DY

Price Guide £275,000

A modern SEMI DETACHED HOUSE situated in a quiet cul-de-sac offering spacious and well presented THREE BEDROOM and TWO BATHROOM accommodation including a Sitting Room, Modern Kitchen and a Cloakroom, with DEDICATED OFF-ROAD PARKING FOR TWO CARS, SINGLE GARAGE AND ENCLOSED LEVEL GARDEN.

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

6 Great View is a modern semi detached property situated in a quiet off-road location on a small development of similar properties towards the outskirts of the popular North Devon town of Chulmleigh. The property was completed to a high specification by Devonshire Homes in 2019 benefitting from an excellent energy efficient rating and the remainder of a 10 NHBC warranty, offering well presented three Bedroom and two Bathroom accommodation including a larger than average Sitting Room, a well fitted modern Kitchen and a downstairs Cloakroom. Modern refinements include quality 'Duravit' sanitary ware with stainless steel fittings, uPVC double glazed windows throughout and a 'Vaillant' air source heat pump system servicing under floor heating on the ground floor, radiators on the first floor and supplying domestic hot water. Outside the property benefits from dedicated off-road parking for at least two cars with one space allowing access into the Single Garage with concrete floor, up and over door and light and power connected. At the rear of the property there is a good sized garden which is mainly laid to lawn and includes a paved patio and a raised timber decked area creating an ideal site for flower pots and planters.

ENTRANCE

From the quiet cul-de-sac a wood effect insulated fibre glass Front Door opens into the Entrance Hall with painted doors off to all ground floor rooms, easy turn stairs leading to the First Floor Landing and further door to a Walk-in Storage Cupboard. The Hall is finished with plank effect flooring, smoke alarm, central heating control panel and telephone point.

CLOAKROOM

With partially tiled walls and matching white suite comprising a low level WC and a wall mounted wash hand basin with stainless steel taps. The Cloakroom is finished with an extractor fan, a window to the front and a ceramic tiled floor.

KITCHEN/BREAKFAST ROOM

Fitted with a range of modern white gloss units to two sides under a laminate roll-top work surface including and incorporating an integrated 'Lamona' fridge/freezer, a one and a half bowl single drainer stainless steel sink unit with mixer tap and a built-in stainless steel double oven and grill with inset four ring ceramic hob and pull out extractor fan over, set between a range of matching wall units. In one corner there is a wall mounted breakfast bar. The Kitchen also benefits from space and plumbing for a washing machine and tumble dryer, window to the front overlooking the cul-de-sac, track of four ceiling spot lights and a ceramic tiled floor.

SITTING/DINING ROOM

A good sized light and spacious dual aspect 'L' shaped Sitting Room with windows to the side and rear and fully glazed French Doors overlooking and leading out to the garden. The Sitting Room also benefits from a plank effect floor covering, Sky/TV points, telephone point and central heating thermostat.

STAIRS

From the Hall, easy turn stairs with hand rail to one side lead to the First Floor Landing with doors off to all principal rooms, hatch to roof space, smoke alarm, extractor fan and radiator. On one side a door opens to an over-stair cupboard housing the Vaillant pressurised hot water cylinder with control panel to one side

BEDROOM 1

A double bedroom with a window to the rear

overlooking the garden with radiator below, TV point, central heating control panel. In one corner there is a built-in wardrobe fitted with shelving and hanging rail. On one side a door opens into the

EN-SUITE SHOWER ROOM

with partially tiled walls and matching white suite comprising a fully tiled corner shower cubicle with stainless steel mixer shower and glazed shower screen; low level WC and wall mounted wash hand basin. The En-suite also benefits from a window to the side, an extractor fan, shaver point and a heated towel rail.

BEDROOM 2

Another double bedroom with sash window to the front overlooking The Green with radiator below, TV point.

BEDROOM 3

A single bedroom with a window to the front with radiator below, TV point.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel taps, mixer shower over with glazed shower screen to one side; a low level WC set below a window to the rear; and a wall mounted wash hand basin. The Bathroom is finished with an extractor fan and a heated towel rail.

OUTSIDE

From Great View, a shared brick paved drive gives access to two dedicated parking spaces allowing access into a Single Garage with concrete floor and up and over door. From the parking area a short paved path leads up to the Front Door whilst on one side of the house a tarmac path leads down to a wooden pedestrian gate leading into the Rear Garden which is mainly laid to lawn and bordered by mature hedging and wooden panel fencing creating a secure environment for pets and children. Immediately to the rear of the house there is a paved patio area, creating an ideal site for flower pots and planters and gives access to the air source heat pump. In the corner of the garden is a raised timber decked area for summer seating and dining, whilst in one corner is a wooden Garden Shed.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 18 Mbps and Ultra Fast 1800 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band C - £2,289.81 p.a. for 2026/27
There is a site service charge for each property owner on the development of £10.66 per month payable to Welden Edwards for the maintenance of the greenspace.

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.

In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.

For sat nav purposes - please use the property address or postcode.

What3words - ///crumple.tables.curries

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) In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.
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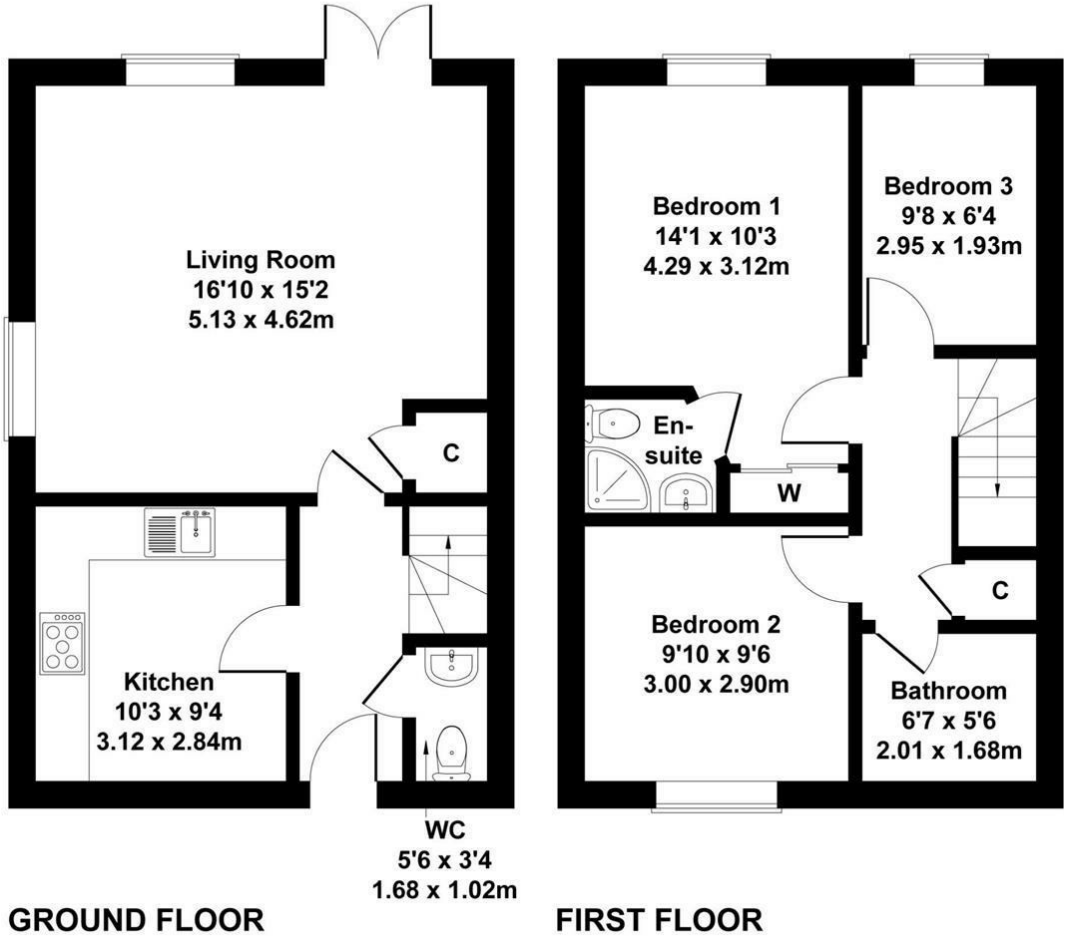
(4) All measurements, photos, and distances mentioned are approximate.
(5) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not 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

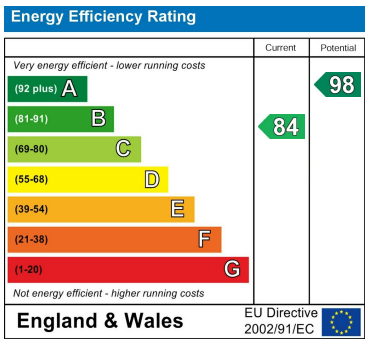
6 Great View

Approximate Gross Internal Area
873 sq ft - 81 sq m



Area Map

Energy Efficiency Graph



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