



**41 Langley View, Chulmleigh, EX18 7BQ**  
**Asking Price £125,000**

A first floor COACH HOUSE situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh offering light and spacious TWO BEDROOM accommodation including an OPEN PLAN KITCHEN/LIVING ROOM with double glazing and electric heating. Offered with No On Going 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

41 Langley View is a first floor coach house situated in a cul-de-sac of similar properties towards the outskirts of Chulmleigh. The property was built in 2005 and is of modern cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazing throughout, as well as electric heating. Internally the accommodation is accessed from a Ground Floor Entrance Hall with stairs leading to a First Floor Landing and doors to the Open Plan Kitchen/Living Room, Two Bedrooms and a Bathroom. The property has previously been let out so would now benefit from some general modernisation and improvement including new Kitchen and Bathroom suites and redecorating and recarpeting throughout. 41 Langley View is a first floor leasehold flat which runs on a 999 year lease that began on the 1st January 2005 so has 979 years left to run, The

freehold of the building is equally owned by the owners of 40 and 41 Langley View.

## ENTRANCE HALL

From the front a half glazed Front Door opens into an Entrance Hall with overhead electric fuse boxes, telephone point, inset ceiling spotlight and stairs with wooden handrail to one side leading straight to the

## FIRST FLOOR LANDING

with wooden balustrade and hand rail and white painted panel doors to the open-plan Kitchen/Living Room, Two Bedrooms and the Bathroom. The Landing also benefits from a night storage heater, smoke alarm, hatch to roof space, door bell and window to the front overlooking Langley View. On one side a door opens into the Airing Cupboard housing the factory lagged pressurised hot water cylinder with electric immersion heater and range of slatted shelving over.

## OPEN PLAN KITCHEN/LIVING AREA 9'10" M 11" (3.00 M 3.35)

With a Living Area at one end with a window to the front overlooking the cul-de-sac, four inset ceiling spotlights, TV and telephone point. At the other end is the Kitchen Area with a range of matching fitted units to two sides under a granite effect roll-top work surface with tiled splash backs, including and incorporating space and plumbing for a dish washer and washing machine, 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 including two glass fronted display cabinets. 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 Kitchen is finished with a night storage heater, space and point for a fridge, electric cooker point and four inset ceiling spot lights.

## BEDROOM 1 9'11" M 10" (3.02 M 3.05)

A good sized double bedroom with window to the rear, inset ceiling spotlights, TV and telephone points and night storage heater.

## BEDROOM 2 8'10" M 9" (2.69 M 2.74)

Another double bedroom with window to the front overlooking the quiet cul-de-sac, two inset ceiling spot lights and night storage heater.

## BATHROOM

with half tiled walls and white suite comprising a panel shower 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 one side. The Bathroom is finished with an obscure glazed window to one side with

tiled sill, heated towel rail, extractor fan and four inset ceiling spot lights.

### **SERVICES & COUNCIL TAX**

Mains electricity, mains water and private drainage. Satellite available via Sky. Ultrafast Broadband Speed is 1800 Mbps. Mobile Phone coverage by EE, Vodafone and O2 (all info taken from offcom checker, please check suitability/connections with your own provider).

North Devon District Council Tax Band B - £1,912.20 p.a. for 2025/26. There is an annual service charge of circa £113 per annum payable to Meadfleet for maintenance of the shared areas.

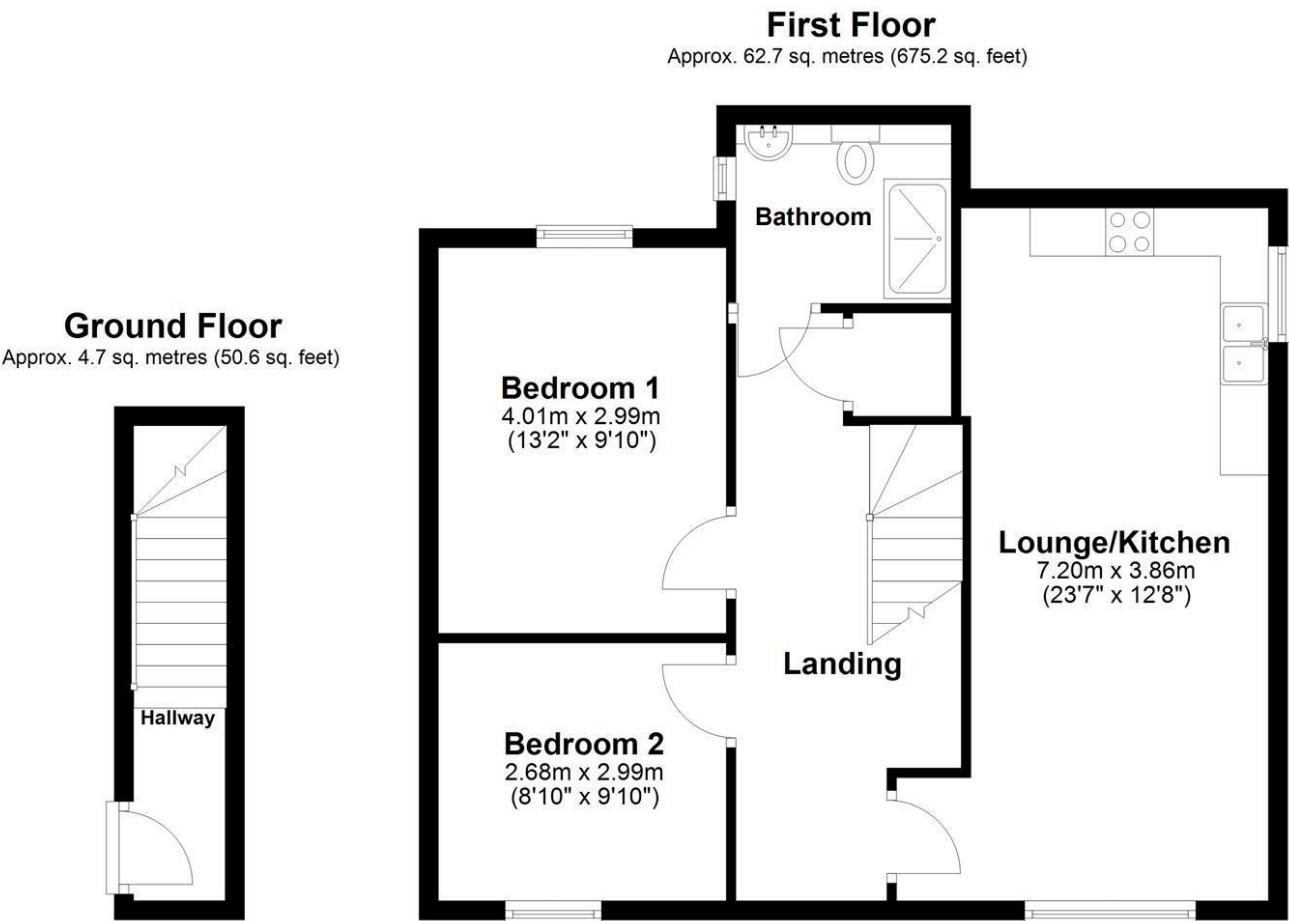
### **VIEWING & DIRECTIONS**

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.

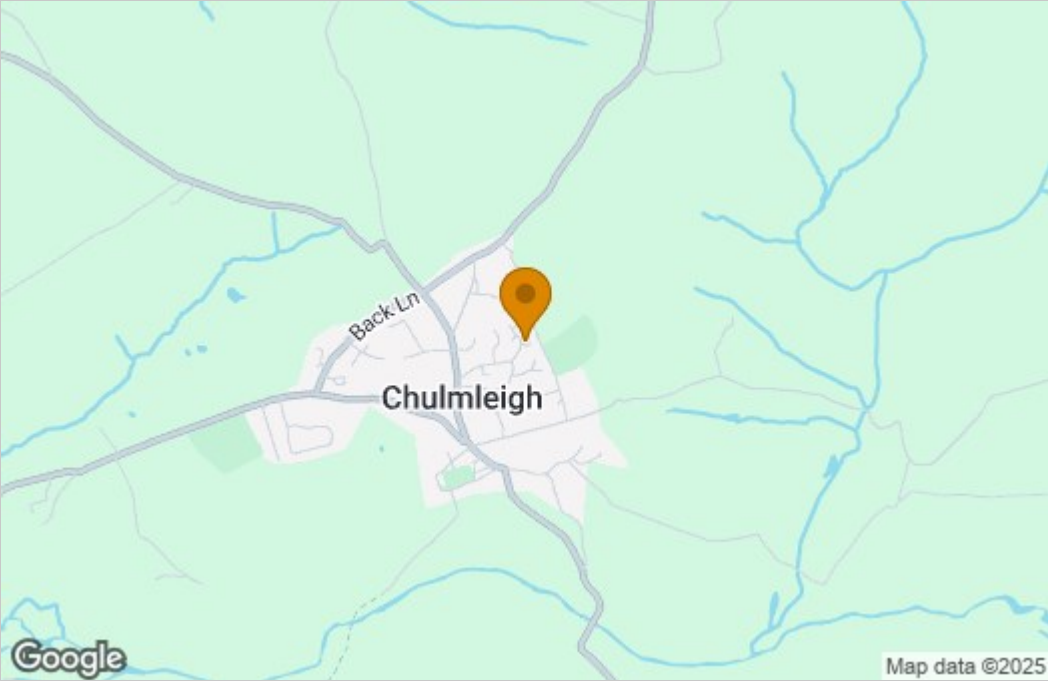
For sat nav purposes - please use the property address or postcode.

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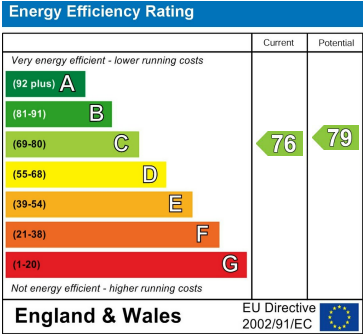
Floor Plan



Area Map



Energy Efficiency Graph



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