



61 Great View, Chulmleigh, EX18 7DY

Guide Price £225,000

A rare opportunity to acquire a modern MID TERRACE HOUSE situated on a small development of similar properties towards the outskirts of Chulmleigh offering attractively presented TWO BEDROOM accommodation including a modern Kitchen, a spacious Sitting Room, a Bathroom and a separate Cloakroom with dedicated off-road PARKING and an ENCLOSED GARDEN.

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 general store, 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

61 Great View is a modern mid terrace property situated in a quiet cul-de-sac of similar properties just off a pretty central green 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 offering well presented two bedroom accommodation including a good sized Sitting Room, a well fitted modern Kitchen/Breakfast Room and a downstairs Cloakroom. 61 Great View also benefits from quality 'Duravit' sanitary ware with stainless steel fittings, uPVC double glazed windows throughout and a 'Vaillant' air source heat pump system supplying domestic hot water and servicing the radiators. Outside and at the end of the terrace there is a dedicated off-road parking space for one car allowing pedestrian access into enclosed garden

which is fenced on all sides creating a safe and secure environment for children and pets.

ENTRANCE

From the green a short paved path leads up to the Front Door opening into the

ENTRANCE HALL

with doors to the Cloakroom, Kitchen, Sitting Room and stairs leading to the First Floor Landing, radiator and service cupboard housing the electric fuse boxes, telephone point and electric meter.

CLOAKROOM

Fitted with a matching white suite comprising a low level WC and pedestal wash hand basin with radiator to one side and obscure glazed window to the rear.

KITCHEN/DINER

A lovely Kitchen/Diner with a sash window to the front overlooking the green and range of modern matching units to two sides under a roll top work surface with upstand, including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, with space and plumbing for a washing machine and dishwasher below. On one side is a built in stainless steel single oven and grill with inset four ring hob and extractor hood over, set between a range of matching wall cupboards. The kitchen also benefits from space and point for a fridge/freezer and space and point for a tumble dryer.

SITTING ROOM

A good sized room with window to the rear and fully glazed French Doors overlooking and leading out to the Garden. In one corner is a walk in understairs storage cupboard with coat hanging space and light, whilst in the opposite corner is a radiator. The Sitting Room is finished with a TV point and a smoke alarm.

FIRST FLOOR LANDING

From the Entrance Hall, easy turn stairs with wooden balustrade and handrail to one side lead to the First Floor Landing with doors to all principal rooms and hatch to roof space. On one side is a cupboard housing the pressurised factory lagged hot water cylinder and the controls for the air source heat pump.

BEDROOM 1

A good sized double bedroom with two windows to the rear overlooking the garden with radiator below.

BEDROOM 2

Another double bedroom with two windows to the front overlooking the green with radiator and built in over stairs storage cupboard fitted with shelving.

BATHROOM

Fitted with a matching white suite comprising a panel bath with side handles, fully tiled splashbacks and stainless steel mixer shower at one end with a glazed shower screen to one side; a low level WC; and a pedestal wash hand basin. The Bathroom is finished with an extractor fan, central ceiling light and radiator.

OUTSIDE

From Great View, a brick paved pull-in gives access to a dedicated parking area for one car. A paved path gives access to a wooden pedestrian gate into the Rear Garden, which is mainly paved with a small area of lawn and garden shed at one end. The Garden is enclosed by a wooden panel fence creating a safe environment for children and pets. Immediately to the rear of the house a paved patio area gives access to the fully glazed French Doors into the Sitting Room.

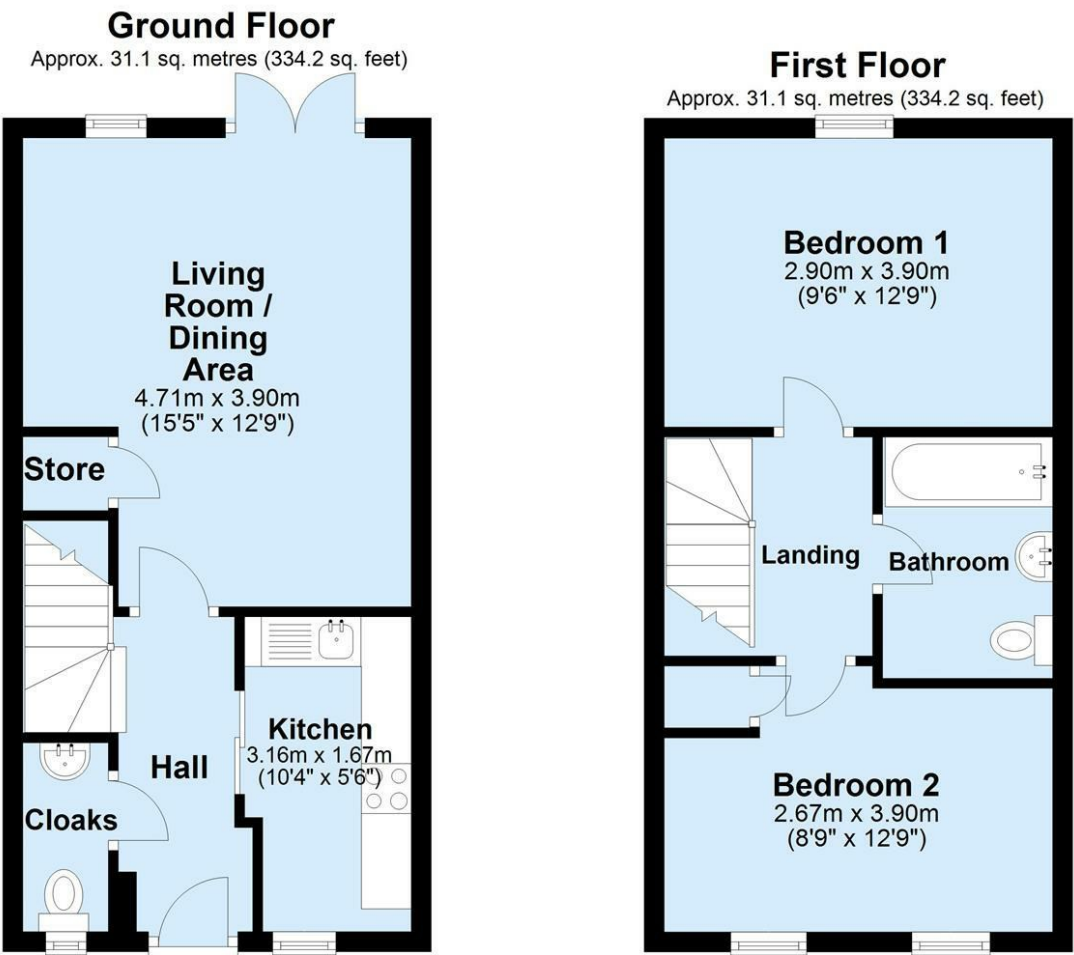
SERVICES

Mains electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

Floor Plan

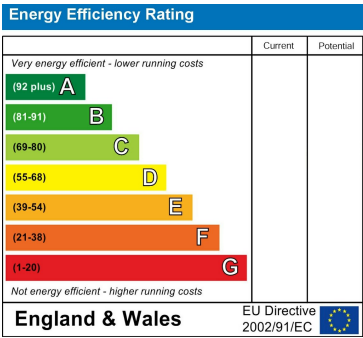


Total area: approx. 62.1 sq. metres (668.5 sq. feet)

Area Map



Energy Efficiency Graph



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