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Long Acre , Chulmleigh, EX18 7AA

Price Guide £250,000

A DETACHED BUNGALOW situated on a good sized corner plot with scope for extension and improvement offering spacious THREE BEDROOM accommodation including a Kitchen, Sitting Room and Bathroom with ample OFF-ROAD PARKING, DETACHED GARAGE and GOOD SIZED GARDENS. Offered with No On-Going Chain.

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

Long Acre is an individual detached bungalow situated towards the outskirts of Chulmleigh near the school and the dental surgery and a short walk from the centre of the town, being of modern insulated cavity block construction under a concrete tiled roof with rendered elevations and single glazed wood framed units throughout. Internally the well laid out accommodation is all on one level and briefly comprises an Entrance Hall, a Kitchen/Breakfast Room, a Sitting Room, three Bedrooms and a Bathroom. Although in reasonable condition Long Acre would now benefit from a programme of modernisation including re-wiring, re-plumbing, new floor coverings and upgrading the Kitchen and Bathroom suites. Outside the bungalow stands in a good sized corner plot allowing scope for further extension should the purchaser require and subject to necessary planning permission and building regulation approval. Long Acre also benefits from ample off-road parking and a detached Garage/Workshop.

ENTRANCE

From the front a concrete path leads up to the Storm Porch, being of half glazed construction under a concrete tiled roof and in need of some modernisation. At the rear a half obscure glazed Front Door opens into the

ENTRANCE HALL

with doors off to all principal rooms, hatch to roof space, telephone point and smoke alarm. On one side is a useful built-in storage cupboard housing the electric meters and fuse boxes, whilst in one corner is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelves.

SITTING ROOM

A dual aspect room with windows to the front and side overlooking the garden, tiled fireplace to the rear housing an open grate, night storage heater and TV and telephone points.

KITCHEN

A good sized room with two windows to the rear overlooking the garden and range of fitted units to three sides under a laminate work surface including and incorporating a single drainer stainless steel sink unit with mixer tap and space and plumbing for a washing machine and dish washer below. At the rear is an oil fired Rayburn for cooking and room heating, whilst at one end a Back Door leads out to the Garden. The Kitchen is finished with a range of wall units, space and point for an electric cooker and the central heating and hot water control panel.

BEDROOM 1

A good sized double bedroom with window to the front overlooking the garden, range of built-in wardrobes at one end and night storage heater.

BEDROOM 2

A double bedroom with window to the rear.

BEDROOM 3

A small double bedroom with window to the rear.

BATHROOM

with partially tiled walls and matching coloured suite comprising a panel bath with Mira Zest electric shower over; a pedestal wash hand basin with mirror over; and low level WC. The Bathroom is finished with a heated towel rail, a Dimplex wall mounted heater and an obscure glazed window to the rear.

OUTSIDE

From the road, a vehicular gateway leads onto the drive allowing parking for at least two cars and

access into the Detached Single Garage Workshop with metal up and over door, concrete floor and pedestrian door to the rear. From the driveway a concrete path leads up to the door into the Storm Porch, whilst beyond the path are good sized level gardens which surround the property and provide a pleasant addition.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Oil fired Rayburn for cooking and room heating plus electric immersion heater.
Satellite available via Sky.
Broadband speed is Basic 18 Mbps and Superfast is 80 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 D - £2576.04.p.a. for 2026/27

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 - loose,cyclones.finest

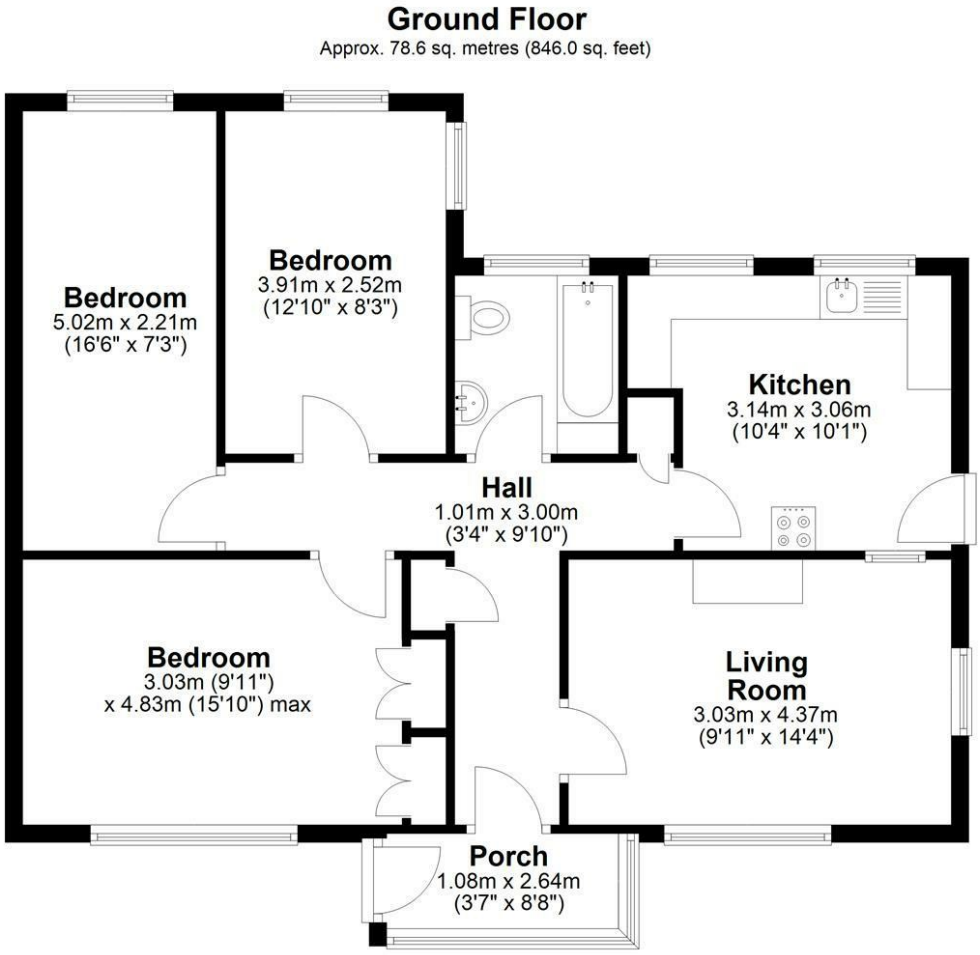
MONEY LAUNDERING REGULATIONS

Under the Sanctions and Anti-Money Laundering Act 2018, we are required to conduct I.D./AML and proof of funds checks on all purchasers, once a sale has been agreed and before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies for these checks to be carried out.

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) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) 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.

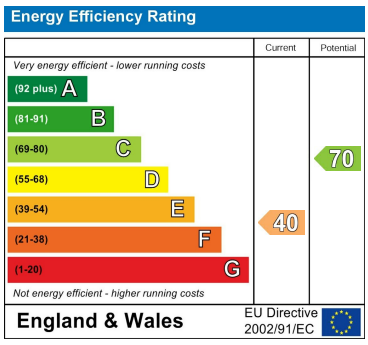
Floor Plan



Total area: approx. 78.6 sq. metres (846.0 sq. feet)

Area Map

Energy Efficiency Graph



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Bonds Corner House Fore Street, Chulmleigh, Devon, EX18 7BR
Tel: 01769 580666 Email: enquiries@keenors.co.uk https://www.keenors.co.uk/