



**10 Dartmoor View, Chulmleigh, EX18 7BN**  
**Offers In Excess Of £350,000**

A light and spacious DETACHED BUNGALOW situated in a quiet elevated cul-de-sac allowing roof top views over the town, offering newly modernised and immaculately presented THREE BEDROOM ACCOMMODATION benefitting from AMPLE PARKING, an attached GARAGE, a SEPERATE WORKSHOP, an OUTSIDE OFFICE and large wrap-around GARDENS with A COVERED SUMMER SEATING AREA.

## 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

10 Dartmoor View is a detached bungalow enjoying an elevated position in a quiet cul-de-sac of similar properties, a short walk from the centre of Chulmleigh enjoying roof top views over the edge of the town to open countryside in the distance. Internally, the property has undergone a recent programme of modernisation and improvement by the current owners including a installing a new modern bathroom suite, laying wood laminate flooring throughout and creating a third Bedroom. The light and spacious unfurnished accommodation includes a good sized Sitting Room, a Conservatory, a Kitchen, a Bathroom and three double Bedrooms. The property also benefits from newly installed oil-fired central heating with uPVC double glazed windows and doors throughout. Outside the property is approached from a paved path which gives access to an off-road parking area

for two cars and allowing access into the attached Single Garage and the gardens, which surround the bungalow and include a good sized timber decked area at one end with a lovely covered summer seating area, a wooden workshop and a further concrete workshop. The gardens are mainly laid to lawn and bordered by clipped hedging, wood panel fencing and shrub borders, creating a really attractive addition.

## ENTRANCE

From the road a wrought iron pedestrian gate opens onto a paved path which leads to the Front Door opening into the

## STORM PORCH

with tiled floor and a door opening into the

## ENTRANCE HALL

with white painted panel doors off to all principal rooms, window at one end overlooking the garden, hatch to roof space, and a smoke alarm. At the other end a door opens into a useful storage cupboard with a range of shelving and single obscure glazed window, whilst on one side a half glazed door opens and leads out to the side of the property.

## KITCHEN

A good sized Kitchen fitted with a range of matching kitchen units to one side under a roll top work surface with tiled splash backs including and incorporating an inset stainless steel single drainer sink unit with stainless steel taps set below a window to the side with space and plumbing for a washing machine and a dishwasher below, whilst at the other end there is a double height pantry style cupboard. On one side a door opens into a useful utility cupboard with shelving, whilst further to one side a tiled recess houses a freestanding electric cooker with extractor fan over, and a further recessed area allows space and point for a fridge/freezer. Kitchen is finished with wood laminate flooring and a central stainless steel track of four downlighters. At one end a door opens into the newly created third Bedroom.

## SITTING ROOM

A good sized Sitting Room with window on one side overlooking the rear garden and open countryside in the distance, radiator below, TV point. On one side sliding patio doors overlook and lead out to the

## CONSERVATORY

being of uPVC double glazed construction under a double glazed roof with French Doors at one end opening out to the garden, allowing good natural light back into the Sitting Room and enjoying an elevated position over the garden with rooftop views over Chulmleigh to open countryside in the distance.



### **BEDROOM 1**

A good sized double Bedroom being dual aspect with windows overlooking the front garden, radiator below, and telephone point.

### **BEDROOM 2**

Another double bedroom with window overlooking the rear garden to open countryside in the distance, radiator below.

### **BEDROOM 3**

Another good sized double Bedroom being dual aspect with windows overlooking the rear garden to open countryside in the distance, radiator below, telephone point.

### **BATHROOM**

With partially tiled walls and a matching white suite comprising a panel bath with Tritan 'Enrich' electric shower over and shower screen to one side; a pedestal wash hand basin with stainless steel mixer tap over and low level WC all set below two obscure glazed windows to the side. The Bathroom is finished with a heated chrome ladder towel rail, extractor fan, vinyl flooring and central ceiling light.

### **OUTSIDE**

From the cul de sac a concrete drive allowing ample parking for two cars allows access into the Attached Single Garage with metal up and over door, concrete floor, electric metres and fuse boxes, light and power connected and pedestrian door out to the rear Garden. To one side of the parking area is a good sized area of level lawn with a mixed shrub bed to the front. On one side of the bungalow a wrought iron pedestrian gate opens onto a paved path leading around to the side with a concrete workshop to one side with light and power connected, beyond this is a good sized and slightly raised timber decked area creating an ideal site for flowerpots and planters which gives access into a large timber framed workshop, again with light and power connected and a very private enclosed seating area. Beyond this, some flagstone steps lead past the oil tank to a secluded seating area which allows lovely far reaching views over open countryside to Dartmoor in the distance. Returning to the timber decked area, a paved path leads to around to the rear of the bungalow and giving access up four concrete steps into the Conservatory via the patio doors. The garden is mainly laid to lawn and bordered with mature shrub borders and a wooden panel fence to one side. The paved path continues around the side of the bungalow past the Conservatory and a useful area of hard standing, which in turn gives access into the garage via the pedestrian door. The path continues along the side of the Garage, returning to the parking area at the front.

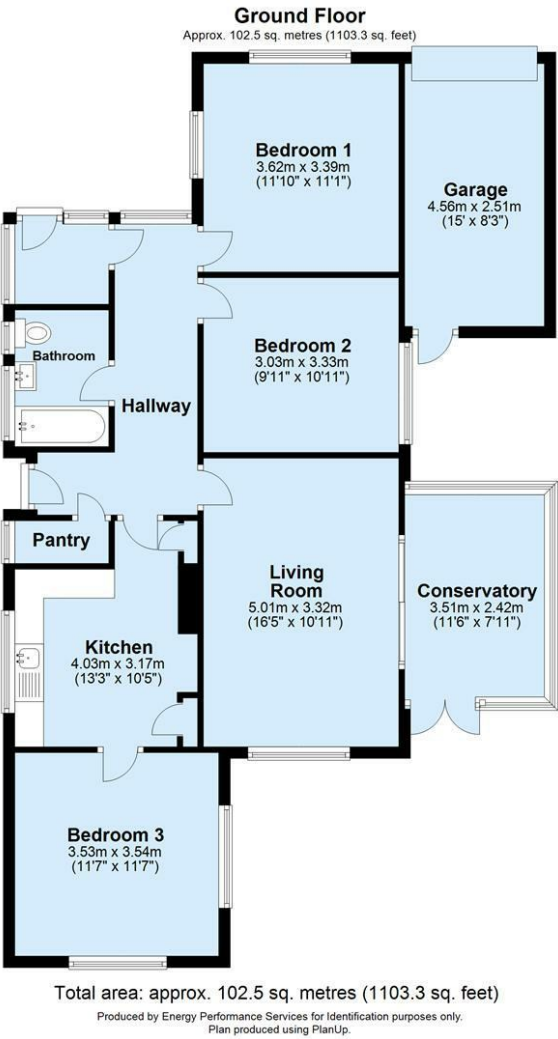
### **SERVICES**

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

### **VIEWINGS**

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

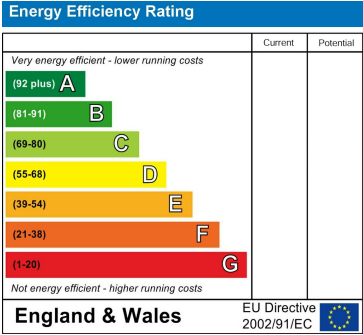
Floor Plan



Area Map



Energy Efficiency Graph



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