

FOR SALE

HELMORES

SINCE 1699



GUIDE
PRICE
£269,950

42 Great View Chulmleigh EX18 7DY

- 3 bedrooms with en-suite shower room
- Kitchen / dining room opening to rear garden
- Garage and off road parking
- Air source heat pump and underfloor heating

BEDROOMS

3

RECEPTIONS

1

EPC

C

Completed in 2018, this beautiful 3 bedroom detached house was well designed and built by Devonshire Homes as part of their Ladywell Meadow development on the edge of the pretty North Devon town of Chulmleigh. It will carry the remainder of the 10-year warranty and with high levels of insulation, double glazing and air source heat pump for the central heating, will be an economical home to run. It's being sold by the first owners and will benefit from no onward chain.

The house is well laid out with a central hallway and a fully fitted kitchen/dining room with integrated appliances including a built-in fridge/freezer. The kitchen floor is tiled and the remainder of the house had neutral carpets (with vinyl?) in the en-suite, wc and bathroom. The living room runs front to back and with double doors opening onto the rear garden as does the (ideal for kids and pets!)

Upstairs are 3 bedrooms with a master en-suite shower room and a family bathroom.

Outside is a driveway leading to the garage (generous at 6.15m x 3.33m) with rear pedestrian door. The rear garden is practical being level and rectangular in shape (approx. 8.5m x 7.5m) mainly lawned with paved pathways and a useful area for recycling etc to the rear of the garage. There's additional parking at the front (not owned but very useful) and a pedestrian gate from the roadside to the rear garden.

Please see the floorplan for room sizes.

Council Tax: D

Utilities: Mains water, electric, telephone & broadband
Fastest broadband speed within this postcode: Up to 67Mbps (average for postcode from U-Switch)

Drainage: Mains drainage

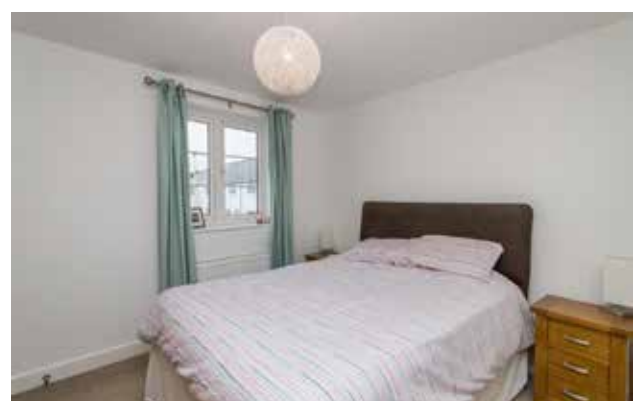
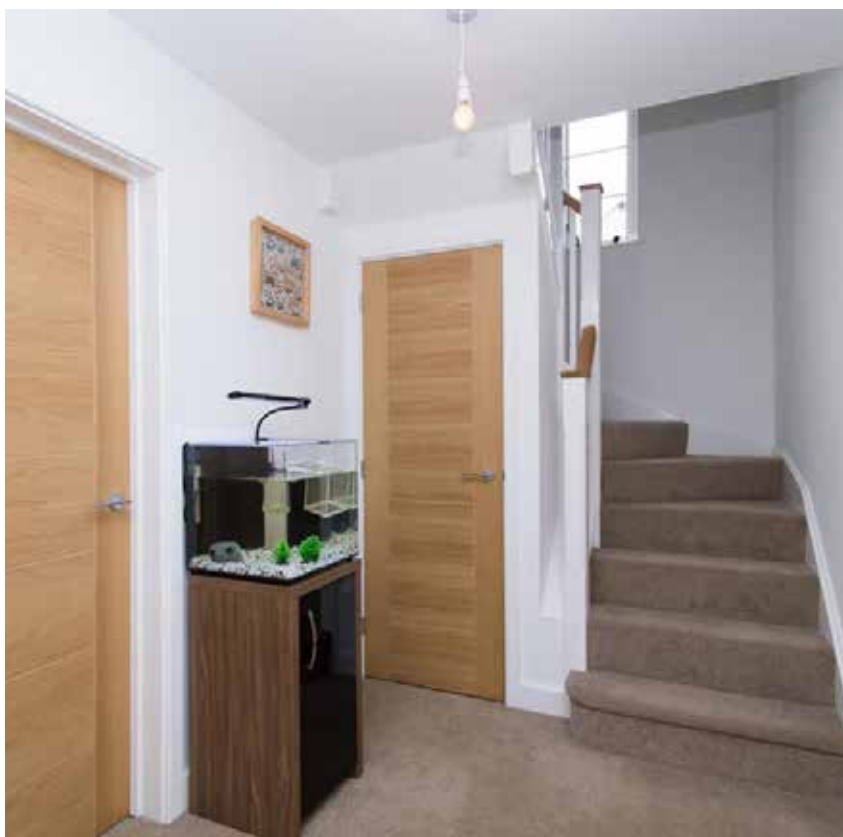
Heating: Air source heat pump (underfloor ground floor and radiators first floor)

Listed: No

Tenure: Freehold

DIRECTIONS : From the A377 at Leigh Cross, take the B3096 signed to Chulmleigh. Proceed up the hill and Ladywell Meadow will be found on the right (after the recreation ground). Proceed straight through into Great View and No.42 will be found on the left.

CHULMLEIGH is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.



Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

