



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

31 Great View  
Chulmleigh  
Devon  
EX18 7DY

**Asking Price: £210,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)



## 31 Great View, Chulmleigh, Devon, EX18 7DY

- Motivated Seller
- Two Double Bedrooms
- Countryside Views
- Parking for Multiple Cars
- Remainder of a 10 Year NHBC Warranty
- Lounge/Diner
- Cloakroom
- Enclosed Garden
- EPC: B
- Council Tax Band: B



Built in 2020 is this modern semi-detached home situated on the outskirts of a charming town setting. This 2-bedroom property exudes a bright, clean, and homely atmosphere, perfect for those seeking a modern and peaceful living space. The interior is well-lit and quiet, creating a serene environment to relax and unwind. The property boasts a private garden, ideal for outdoor entertaining or simply enjoying the fresh air. Resident parking is also available, ensuring convenience for homeowners and guests.

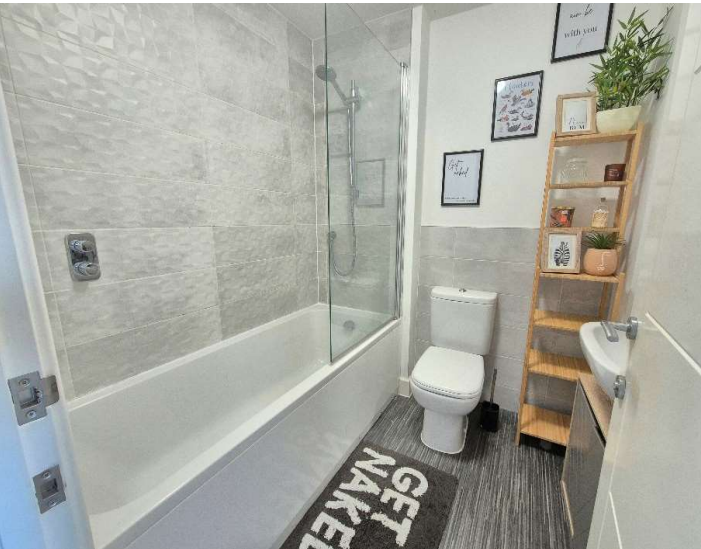
Upon arriving, you notice the home is ideally sat back from the road and tucked in within the corner allowing for increased privacy. Entering the threshold of the property the high ceilings working alongside the natural light creates a spacious atmosphere from the start. The kitchen provides enough cupboard and worktop space while also housing space for your dishwasher, washing machine and fridge/freezer. The lounge/diner is conveniently positioned to the rear of the property, perfect for opening up the French double doors on a hot summer's day while creating an indoor/outdoor entertaining space. Upstairs provides two double bedrooms, both stretching the width of the property, and a well-appointed family bathroom. The master bedroom sits to the rear of the upstairs allowing for those distant countryside views. The bedroom is well proportioned and provides plenty of room for your bedroom furniture. Bedroom two is again well proportioned with an outlook over Great View.

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## Changing Lifestyles



### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

**01805 624 426**

For more information or to arrange an accompanied viewing on this property.

The property features an easy maintenance garden and is mainly laid to lawn with stone slabs creating an ideal sized patio which then continues creating a single slab path to the shed. The patio is a great spot for your outdoor furniture to enjoy some alfresco dining with family and friends as well as a quite spot to enjoy the best on the Devon sun. The property does benefit from side gate giving direct access into the rear garden.

Don't miss the opportunity to make this tranquil haven your own. Contact us today to arrange a viewing and experience the charm of this delightful property first hand.

Chulmleigh is a lively market town with lots to offer and a great community. The town offers a wide range of amenities including public houses/restaurants, health centre, golf course, shops, Chulmleigh academy secondary school and a village church. Benefitting from being a short drive from the A377 which gives you a direct route to the city of Exeter or the nearby train stations such as Kings Nympton and Eggesford. As well as this you are only a 45 minute drive away from multiple and beautiful Devon beaches.

The property construction is unknown however sits under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Air source heat pump. Downstairs is serviced by underfloor heating whilst upstairs is serviced by radiators.

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Ultrafast available up to 1800mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

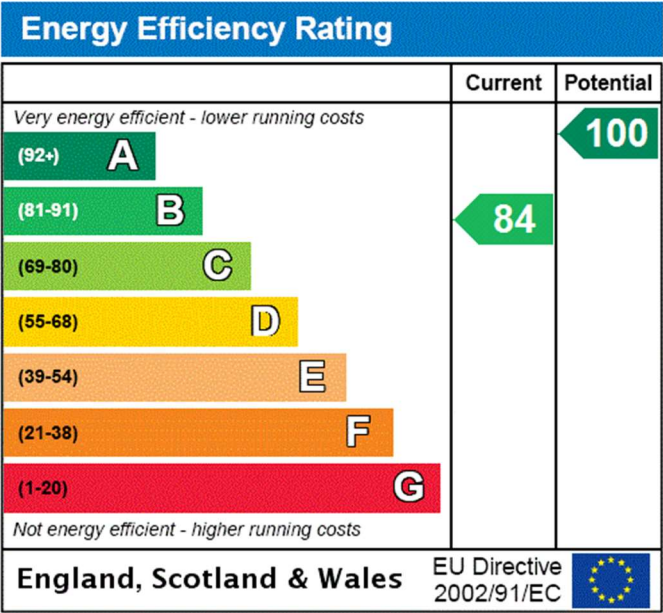
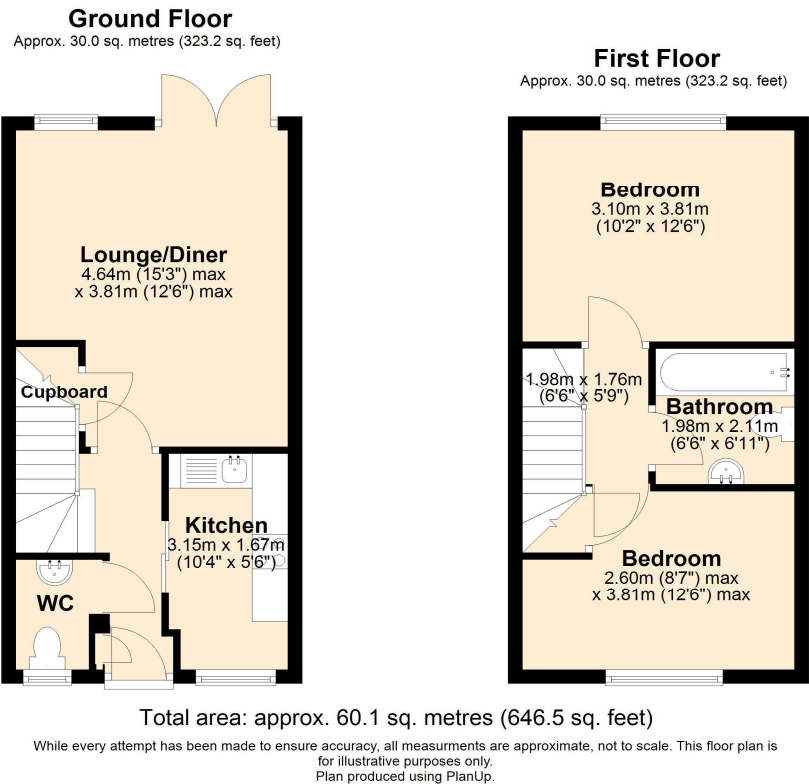
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Floorplan & EPC



Directions

From our office in Well Street continue until reaching the crossroads, turn left and passing the BP garage on your right hand side, turn right at the mini roundabout signposted towards Barnstaple and South Molton. Proceed down Calf Street until reaching the next mini roundabout and take the second exit signposted towards South Molton B3227. Continue along this road for approximately 8 miles until reaching a T junction, turn right onto the A377 signposted towards Exeter, stay on this road going through the village of Umberleigh following the signs to Exeter. Continue along this road and take the second left hand turning signposted towards Chulmleigh, continue along this road for approximately 1 1/2 miles where you will find a new homes development and show home on the right. Turn in here and the property can be found after a short distance on the right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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