



Bond
Oxborough
Phillips

Changing Lifestyles

48 Great View
Chulmleigh
Devon
EX18 7DY

Asking Price: £195,000 FreeHold

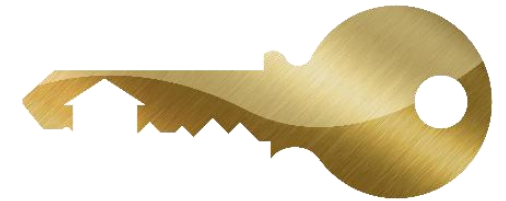


Changing Lifestyles

01805 624 426
torrington@boproperty.com

48 Great View, Chulmleigh, Devon, EX18 7DY

- Motivated Seller
- Two Double Bedrooms
- Parking for Multiple Cars
- Remainder of a 10 Year NHBC Warranty
- Open plan living
- Enclosed Garden
- EPC: B
- Council Tax Band: TBC



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Welcome to 48 Great View, a beautifully presented modern detached coach house, tucked away on the edge of a charming market town.

This two-bedroom property combines contemporary style with a warm, homely atmosphere ideal for anyone seeking a peaceful retreat without compromising on convenience. From the moment you arrive, the property impresses.

Set back from the road in a private corner position, it enjoys a heightened sense of seclusion. Step inside, and the high ceilings and abundance of natural light immediately create an inviting sense of space. The open-plan living arrangement has been tastefully designed and meticulously maintained by the current owner, retaining the feel of a newly built home while offering comfort and practicality.

To the rear, a handy storage area provides the perfect space for gardening tools or household essentials.

Upstairs, the accommodation continues to delight with two well-proportioned double bedrooms and a stylish family bathroom. The principal bedroom, positioned at the front of the property, comfortably accommodates a full suite of bedroom furniture, while the second bedroom enjoys views over Great View. Both rooms are bright, airy, and peaceful ideal for restful nights and relaxed mornings.

One of the property's standout features is the private garden, which has been lovingly landscaped and nurtured into a true sanctuary. Mature planting, thoughtful design, and ever-changing scenery give the garden a sense of charm and discovery at every turn. A gravelled seating area provides the perfect spot for outdoor dining or evening drinks, while quieter corners invite you to simply sit and enjoy the best of the Devon sunshine. Practical additions include a shed for storage and a side gate offering direct access. Off-road parking further enhances the convenience of this delightful home.

The Location

Chulmleigh is a thriving market town with a vibrant community and an excellent range of amenities. Within easy reach are traditional pubs and restaurants, local shops, a health centre, golf course, Chulmleigh Academy secondary school, and the parish church.

For commuters and explorers alike, transport links are a key benefit. The nearby A377 provides direct access to Exeter, while train stations at Kings Nympton and Eggesford connect you further afield. Best of all, the stunning North Devon coastline with its array of beautiful beaches is just a 45-minute drive away.



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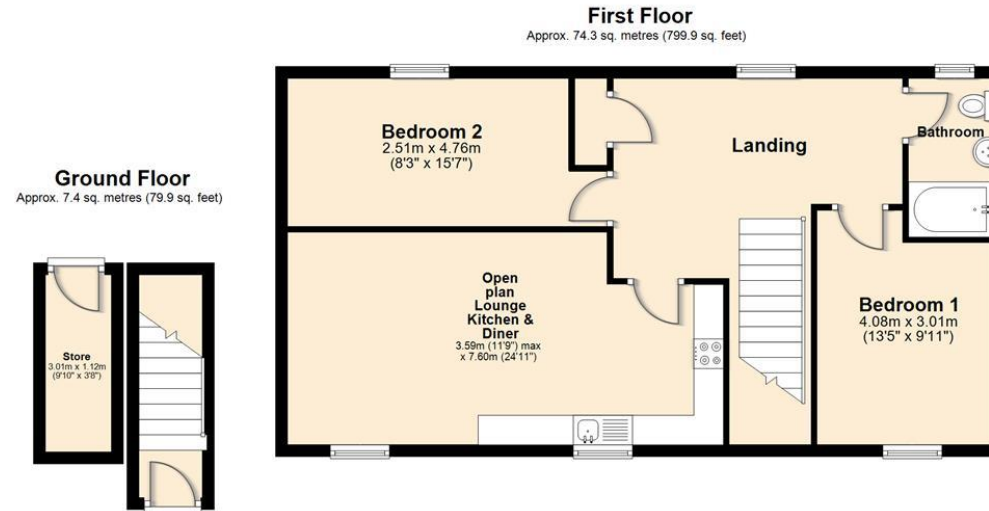


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Floor Plan



Total area: approx. 81.7 sq. metres (879.8 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

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

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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We are here to help you find and buy your new home...

2 Well Street
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Devon

EX38 8EP

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Email: torrington@bopproperty.com

Have a property to sell or let?

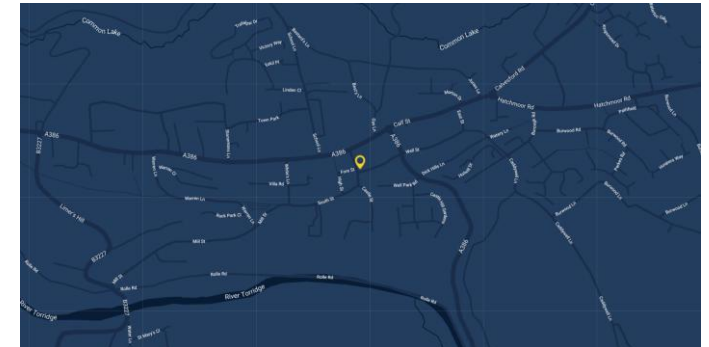
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
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for a free conveyancing
quote and mortgage advice.

Office photo to follow
shortly



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