

MILLER TOWN &
COUNTRY

Part of Smart Property Group

HIGH BANKS



Detached House with Large Garden

OFFERS OVER £550,000

CHULMLEIGH EX18 7BL

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The property was originally built in the 1960's but has been modernised and refurbished to provide a wonderful light and airy home with large windows and bi-fold doors off the living space, leading to a large paved south facing patio with great views. The kitchen & bathroom have been remodelled and refitted in recent years and the addition of photovoltaic panels, keep running costs to a minimum. You enter a generous porch extension, leading to a large reception hall with stairs leading up to the first floor. There is a modern and dual aspect kitchen-dining room - a large hub of the home for family life. Double sliding doors lead into a large light living room that has an inset wood burning stove. There is also a utility room and a cloakroom/WC. On the first floor are three spacious double bedrooms and a slightly smaller double. A modern shower room completes this floor.

A long drive provides access to the adjoining double garage and parking for three to four cars. The large front garden enjoys a southerly aspect and far reaching views towards Dartmoor. The gardens have been thoughtfully landscaped with a level lawn area and herbaceous borders. There is an extensive rear garden with productive raised vegetable, fruit beds and a polytunnel. There is a BBQ area and a useful garden shed along with an attractive wildlife pond.

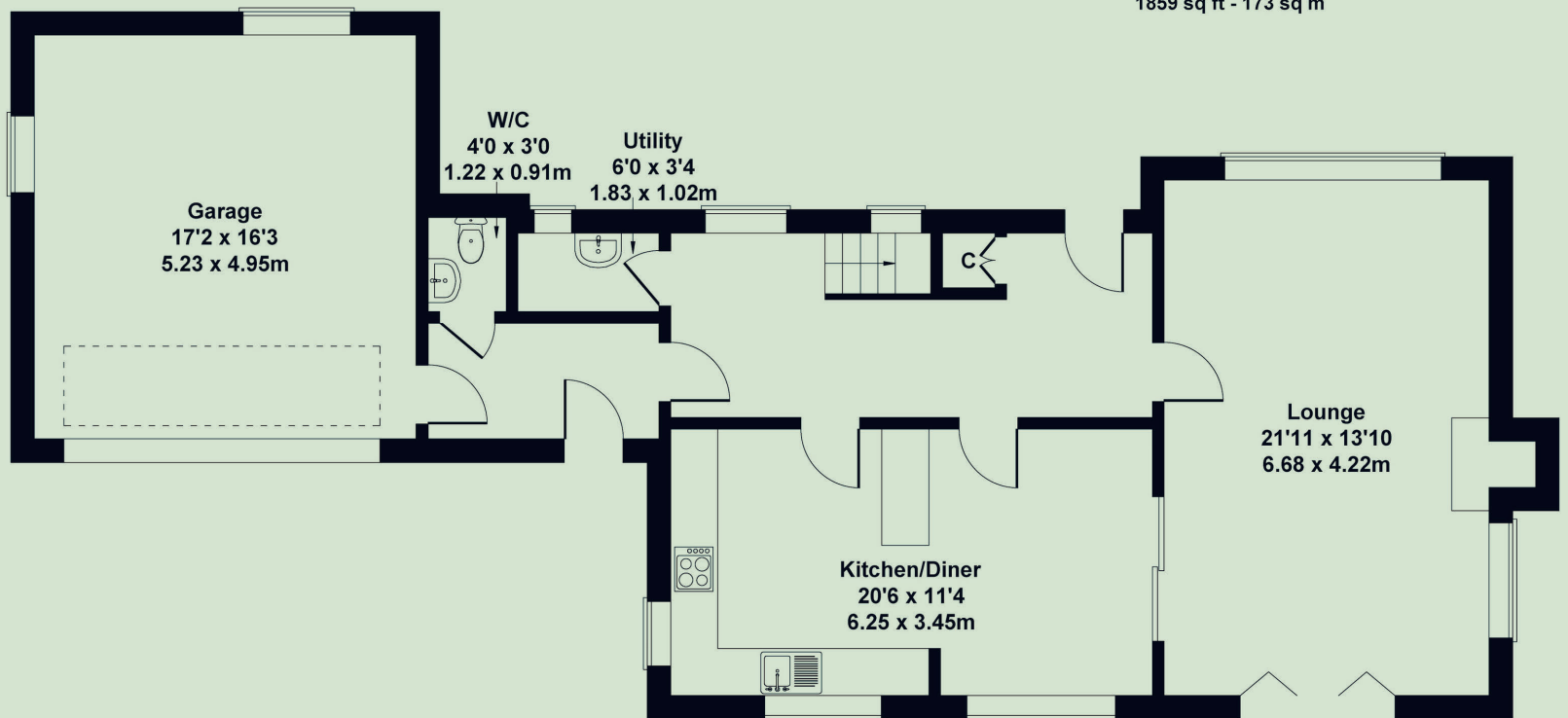


The small, pretty, historic town of Chulmleigh has a wonderful community feel, with a selection of thatched and slate roofed cottages and houses in the heart of the town as well as a good range of local amenities, such as primary & secondary schooling, Post Office and general stores/supermarket and a variety of other retail outlets. Ideally located between Exeter and the north coast and Barnstaple, the nearby station at Eggesford connects Barnstaple to Exeter where one can access the main Penzance to Paddington line.

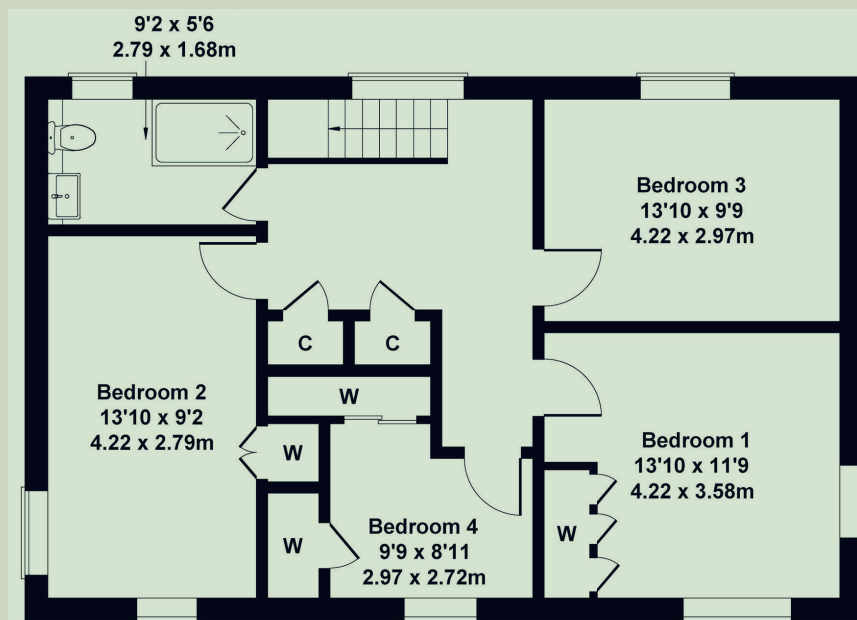


High Banks

Approximate Gross Internal Area
1859 sq ft - 173 sq m



GROUND FLOOR



FIRST FLOOR

Key information

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| | Bedrooms: 4 | | Notable construction materials: None Known |
| | Bathrooms: 1 | | Building safety concerns: None Known |
| | Reception Rooms: 1 | | Mining area: No |
| | Parking: Double garage, parking 3-4 cars | | Planning permissions: None Known |
| | Listed Status: Not Listed | | EPC rating: D (58) |
| | Heating: Oil | | Council tax band: E |
| | Utilities: Mains electric, water & drainage | | Tenure: Freehold |
| | Restrictions: None Known | | Broadband: FTTP (*Per Ofcom) |
| | Easements, Wayleaves: None Known | | Mobile signal: Likely to good (*Per Ofcom) |
| | Public rights of way: None | | Accessibility: Not suitable for wheelchair users |
| | Flooding: None Known | | |