



**24 Land Park, Chulmleigh, EX18 7BH**  
**Price Guide £300,000**

A DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh offering well presented THREE BEDROOM ACCOMMODATION including a modern Kitchen, a Wet Room and a Sitting Room, with ample OFF-ROAD PARKING, SINGLE GARAGE, WORKSHOP, GREENHOUSE and GARDEN. Offered with No-On Going Chain.

## 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

24 Land Park is a modern detached bungalow situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh, close to the Health Centre and a few minutes walk from Chulmleigh's town centre. Built in the early 1980's the property is of modern insulated timber framed construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally 24 Land Park is attractively presented offering comfortable and well laid out three bedroom accommodation including a good sized Sitting Room, a modern Kitchen, a separate uPVC double glazed Conservatory, a Wet Room and a useful Utility Room. The bungalow also benefits from electric night storage heating throughout. Outside, 24 Land Park benefits from a manageable front garden, off-road parking for at least three cars giving access to

an attached Single Garage with remote roller door. At the side and rear of the bungalow there is a manageable level garden which is mainly laid to lawn and benefits from a large Greenhouse and a timber Workshop.

## ENTRANCE

From the concrete drive a paved path allows access to the Storm Porch with external electric meter box to one side, and the recessed half glazed Front Door opening into the

## ENTRANCE HALL

with white painted doors to all principal rooms, two night storage heaters, hatch to roof space and smoke alarm. On one side there is a built-in Storage Cupboard housing the electric fuse boxes and ample coat hanging hooks, whilst further to one side there is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving over.

## SITTING ROOM

A good sized triple aspect 'L' shaped Sitting Room with uPVC double glazed windows to the front and side overlooking the garden and parking area. The Sitting Room also benefits from an electric heater, TV point, a serving hatch to the Kitchen and a half glazed door into the

## CONSERVATORY

Being of uPVC double glazed construction under a triple polycarbonate roof with fully glazed French Doors overlooking and leading out to the Garden.

## KITCHEN

Returning to the Entrance Hall, a door opens into the Kitchen fitted with a good range of matching white shaker style units to four sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap and integrated dishwasher below, all set under a window to the side overlooking the garden. At the rear there is a built-in eye level double oven and grill, whilst to one side there is an inset four ring ceramic hob with extractor fan over set between a range of matching wall cupboards. The Kitchen also benefits from tile effect lino, track of four ceiling spot lights, further wall cupboards, and half glazed Back Door overlooking and leading out to the Garden.

## BEDROOM 1

A good sized double bedroom with window to the front with electric panel heater below, built-in double wardrobe fitted with hanging rail and storage shelving.

## BEDROOM 2

with window to the rear overlooking the garden with electric panel heater below.

### **BEDROOM 3**

with window to the rear overlooking the garden and white painted panel door leading into the

### **UTILITY ROOM**

A single block lean-to addition set behind the garage under a pitched roof fitted with a roll top work surface, obscure glazed window to the rear, and space, plumbing and points for a washing machine, tumble dryer and under counter fridge. At one end there is a half obscure glazed Back Door leading out to the parking area, whilst on one side a further pedestrian door opens into the Single Garage.

### **WET ROOM**

with fully tiled walls and matching white suite comprising a walk-in assisted showering facility with electric shower and glazed shower screen to one side; a low level WC set below an obscure glazed window to the side; and a built-in vanity unit with stainless steel mixer tap and mirror fronted medicine cabinet over. The Wet Room is finished with a chrome ladder towel rail, a further obscure glazed window to the side, inset ceiling down lighters, a non slip floor covering and an extractor fan.

### **OUTSIDE**

From Land Park, a concrete drive providing ample parking for at least three cars allows access into the Attached Single Garage/Workshop with concrete floor, electricity and light connected, remote controlled vehicular roller door, and half glazed pedestrian door at the rear into the Utility Room. On one side of the drive there is a good sized area of lawned Front Garden, whilst at the side a paved path leads up to the Front Door. To one side and rear of the Garage is the timber Workshop with light and power connected, double doors to the front and pedestrian door leading out to the Rear Garden, which is mainly laid to lawn and bordered by mature hedging creating a high degree of privacy and seclusion. On one side of the garden is a large Green House. The garden continues around to the remaining side of the property where there is a mature flower bed and access can be gained into the Kitchen and the French Doors into the Conservatory.

### **SERVICES & COUNCIL TAX**

Mains electricity, mains water and mains drainage. Satellite available via Sky. Broadband speed is Basic 18 Mbps and Superfast 62 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band D - £2,576.04 p.a. for 2026/27

### **VIEWING & DIRECTIONS**

Strictly by appointment through The Keenor Estate

Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - ///digress.twitching.deeper

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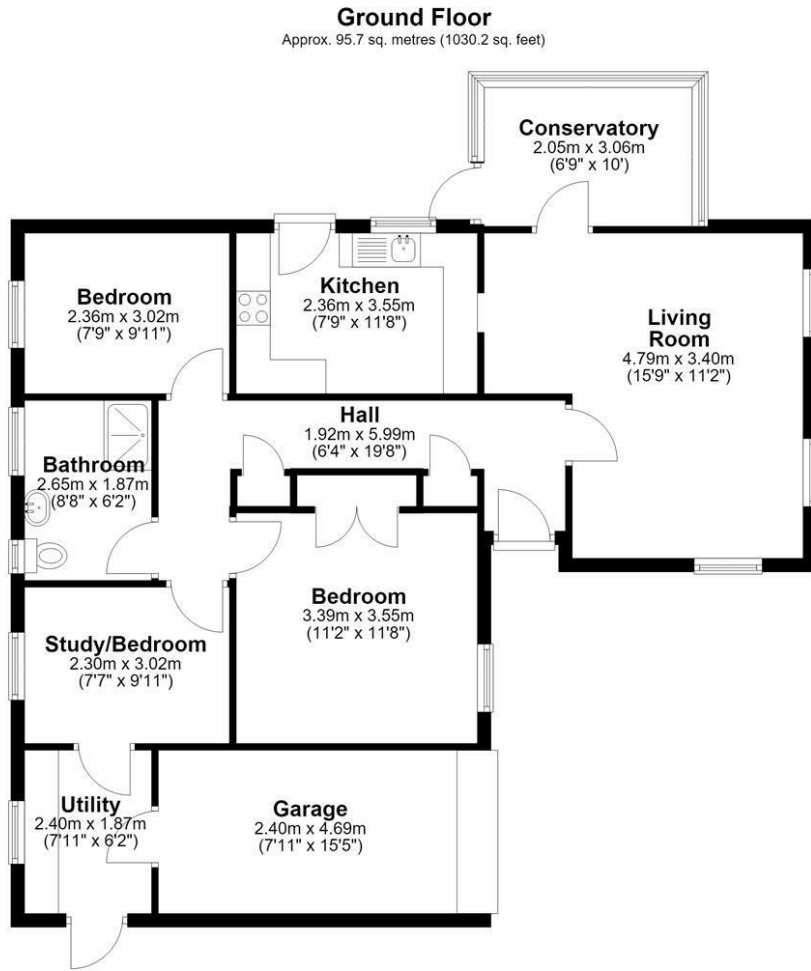
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(3) All measurements, photos, and distances mentioned are approximate.

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# Floor Plan

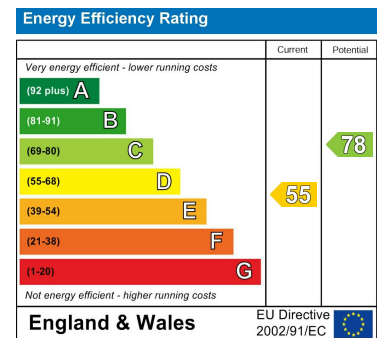


24 Land Park, Chulmleigh

# Area Map



# Energy Efficiency Graph



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