



Springfield Cricket Close, Chulmleigh, EX18 7BJ

Price Guide £400,000

A substantial INDIVIDUAL DETACHED BUNGALOW situated on a good sized plot in a quiet cul-de-sac towards the outskirts of CHULMLEIGH offering exceptionally spacious TWO DOUBLE BEDROOM accommodation including a SITTING ROOM, SEPARATE UTILITY ROOM and BATHROOM with ample off road parking for three cars, attached SINGLE GARAGE and very large level GARDENS. In need of some modernisation but offered with NO-ONGOING 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

Springfield is a substantial individual detached bungalow situated on a good sized plot in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh. The property was built to a high standard in the 1980's and is of modern brick and block construction under a tiled roof with stained wood double glazed windows and doors. Internally the exceptionally spacious and well laid out accommodation briefly comprises an Entrance Hall, a large Sitting Room, a bespoke farmhouse style oak Kitchen/Dining Room, a separate Utility Room with Cloakroom two large double Bedrooms and a family Bathroom. Springfield also benefits from an open fire in the Sitting Room and oil fired central heating throughout. The property appears to be in good structural condition but has been let out over the last ten years so would now benefit from a programme of modernisation including refitting the

Bathroom, and redecorating and recarpeting throughout. Outside there is ample off-road parking for at least three cars allowing access into the Attached Single Garage, whilst surrounding the bungalow are good sized level gardens, which really are of a good size and benefit from a Greenhouse and a Storage Shed.

ENTRANCE

From the tarmac drive concrete steps lead to a long covered Storm Porch to the Front Door, with an external electric meter box to one side and outside light over opening into the

ENTRANCE HALL

with doors off to all rooms, smoke alarm, glazed feature wall to one side overlooking the parking area and garden. On one side there are two useful built-in cupboards - one being a Cloaks Cupboard with hanging rail and shelf over and the other being the Airing Cupboard which is fitted with a range of slatted shelving and double sliding doors.

SITTING ROOM

A good sized triple aspect Sitting Room with Oak framed double glazed windows to the front, side and rear. On one side is a stone fronted fire place housing an open grate with a wooden mantle over. The Sitting Room also benefits from a radiator, coved ceiling, TV and telephone points.

KITCHEN/DINING ROOM

At one end there is a good sized Kitchen Area with a range of matching pine fronted units with a central peninsular Breakfast Bar including and incorporating a 'Beko' stainless steel oven, an inset 'Belling' ceramic four ring hob, an inset single drainer stainless steel sink unit with mixer tap, and space and point for a fridge. The Kitchen also benefits from a good range of matching wall units and a stained oak window to one side over looking the garden. At one end are a range of built-in Larder Cupboards all fitted with a good range of shelving and double sliding wooden doors whilst on one side is a former fireplace recess with tiled hearth and radiator and a fitted laundry rail over and under cupboard lights. At the other end of the Kitchen is a good sized Dining Area with oak framed window to one side, radiator, central ceiling light and TV point. At one end double glazed wooden sliding patio doors over look and lead out to steps that lead down to the front garden. In one corner of the kitchen a fully glazed door opens into the

UTILITY ROOM

fitted with a range of matching pine fronted units along one wall including and incorporating a single drainer stainless steel sink unit with stainless steel taps, tiled splash backs and space and plumbing for a washing machine to one side. In one corner is the 'Grant' oil fired boiler providing domestic hot water

and servicing the radiators. The Utility Room is finished with a space and point for a fridge/freezer, two oak framed windows to one side with tiled sills over looking the front garden. At the rear a fully glazed door opens into the

REAR HALL

with a range of coat hanging hooks and shelving to one side, obscure glazed Back Door out to the rear Back Garden and further door to one side leading to the

CLOAKROOM

Fitted with a low level WC and wall mounted wash hand basin with tiled splash backs. Obscure glazed window to one side, central ceiling light and cork tiled floor.

BEDROOM 1

A good sized double bedroom with a range of built in wardrobes along one wall housing storage shelving and hanging rails, and stained wood double glazed window to the front over looking the garden. Bedroom 1 is finished with a central ceiling light, radiator and coved ceiling.

BEDROOM 2

Another double bedroom with a stained wood window to the rear overlooking the garden. In one corner is a built in wardrobe fitted with hanging rail and storage shelf over. There is a central ceiling light, coved ceiling, hatch to roof space and radiator.

BATHROOM

Fitted with a matching avacado suite comprising a panel bath with side handles and tiled splash backs, low level WC with pine toilet seat, and a built in vanity unit with tiled splash backs, mirror over and cupboard below. In one corner is a fully tiled shower cubicle housing a 'Mira 722' mains fed shower with plastic shower screen to one side. The Bathroom is finished with a central ceiling light, an obscure glazed window to the rear with painted wooden sill, heated towel rail, mirror fronted medicine cabinet, 'Power Flow' electric wall heater and shaver point.

OUTSIDE

From Cricket Close a tarmac drive allowing enough space for three cars gives access to the Single Garage with electronic uPVC up and over door, pedestrian doors to the side and rear, concrete floor, electricity and light connected. From the parking area steps lead up to the covered Storm Porch to the Front Door with a gravel patio to one side, creating a ideal site for flower pots and planters and creating a lovely summer seating area. At the front of the bungalow is a good sized lawned garden bordered with mature heather borders allowing access into the kitchen via the double sliding patio doors. At the side of Springfield is a paved patio area with mature shrub beds and a paved path

gives access to the rear garden. The rear garden is also mainly laid to lawn.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 17 Mbps & Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band E - £3004.86 p.a. for 2025/26

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 - resorting.parent.fillers

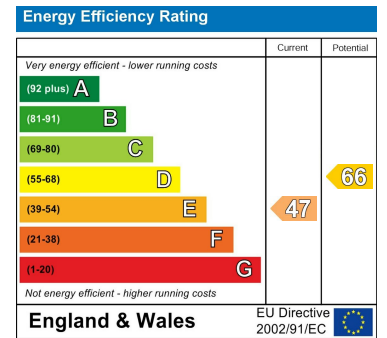
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.