



Windrush 10 Barnstaple Close, UMBERLEIGH, EX37 9PP

Price Guide £300,000

A deceptively spacious SEMI DETACHED BUNGALOW situated in the popular North Devon village of Chittlehampton offering well presented THREE BEDROOM AND TWO BATHROOM ACCOMMODATION including a Kitchen/Dining Room, a Sitting Room and a spacious Conservatory/Family Room with ample OFF-ROAD PARKING, good sized GARDEN and WORKSHOP/SHED. Offered with No-Ongoing Chain.

SITUATION

Chittlehampton is a vibrant village set in the heart of rural North Devon offering local facilities including a village shop, a village Hall, a church, and 'The Bell' public house which is well known locally for serving food all day, every day. The nearby market town of South Molton lies approximately 6 miles to the east and offers a more comprehensive range of facilities including a supermarket, banks, butchers, florist, coffee shops and takeaways, pubs and restaurants and both primary and secondary schools. Road link is via the North Devon Link Road, which can be easily 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, providing 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

Windrush is a semi-detached modern bungalow situated near the centre of Chittlehampton, a short walk from the village hall and pub. The property is of modern insulated cavity block construction under a slate roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well presented and spacious three double Bedroom and two Bathroom accommodation briefly includes an Entrance Hall, a Kitchen/Breakfast Room, a separate Utility Room, a Sitting Room, and a large feature Garden Room/Family Room which more than doubles the size of the living accommodation. Windrush also benefits from a wood burner in the Sitting Room and mains gas central heating throughout. Outside and to the front of the house there is a gravelled off-road parking for at least three cars, whilst at the rear of the house there is an enclosed level garden with a useful block built Shed/Workshop at one end, with light and power connected.

ENTRANCE

From the parking area, a uPVC double glazed Front Door opens into the

ENTRANCE HALL

with window to one side, slate floor and half glazed door opening into the

KITCHEN/DINING ROOM

fitted with a range of cream shaker style units to two sides set under a wood block worksurface with tiled splashbacks, including and incorporating a one and a half bowl single drainer sink unit with mixer tap set below a window to the front with tiled sill. On one side there is an inset stainless steel four ring gas hob with extractor fan over set between a range of matching wall units, with a built-in stainless steel eye level double oven and grill to one side and cupboards above and below. The Kitchen also benefits from a further window to the front, a radiator, a track of ceiling spotlights, inset down lighters and a slate tiled floor. From the Kitchen access can be gained to the Sitting Room, Utility Room, and the Inner Hall.

UTILITY ROOM

A useful addition with space and plumbing for a washing machine, dish washer, tumble dryer, and fridge freezer. On one side there is a Worcester mains gas boiler providing domestic hot water and servicing the radiators. The Utility Room also benefits from a hatch to the roof space, slate tiled floor and the electric meters and fuse boxes. In one corner a door opens into a walk-in Coat Room with central ceiling light and slate tiled floor.

SITTING ROOM

A light and spacious room with a fireplace on one side housing a multi-fuel stove with slate hearth, vertical radiator, and inset ceiling downlighting. In one corner a door opens into the Master Bedroom, whilst to the rear fully glazed bi-fold doors open into a

GARDEN/FAMILY ROOM

A lovely spacious Garden Room which sits under a pitched glazed roof with fully glazed French doors overlooking and leading out to the Garden. The Garden Room is finished with hardwood flooring and an air conditioning unit.

MASTER BEDROOM

A good sized dual aspect double bedroom with internal window to the side overlooking the Garden Room and window to the rear over looking the Garden, vertical radiator and coved ceiling. In one corner a wooden bi-fold door opens into the

EN-SUITE SHOWER ROOM

with fully tiled walls and matching white suite comprising a walk-in double shower cubicle housing a mains fed shower with glazed shower screen to one side; a pedestal wash hand basin with stainless steel mixer tap and back lit mirror over; and a low level WC. The Bathroom is finished with a matching

ceramic tiled floor, chrome ladder towel rail, obscure glazed window to the side, extractor fan and inset ceiling downlighting.

INNER HALL

From the Kitchen, a doorway leads into the Inner Hall with useful built-in storage cupboard to one side and doors to Bedrooms 2 and 3, and the Bathroom.

BEDROOM 2

Another double bedroom with internal window to the rear overlooking the Garden Room and radiator.

BEDROOM 3

A further double bedroom with window to the front overlooking the parking area with radiator below. On one side there is a built-in storage cupboard fitted with shelving.

BATHROOM

with fully tiled walls and matching white suite comprising a panel bath with stainless steel mixer shower over and glazed shower screen to one side; a pedestal wash hand basin with mixer tap; and a low level WC. The bathroom is finished with a chrome ladder towel rail, a matching ceramic tiled floor and inset ceiling down lighting.

OUTSIDE

From the village road, double wood gates open into the gravelled parking area at the front of the property allowing enough space for at least three cars and access to the front door. In one corner a paved path leads alongside the property to a walk-through lean to shed providing useful storage space to the enclosed Rear Garden which is mainly laid to lawn with a paved patio area immediately to the rear of the house. At the end of the garden there is a block built Garden Shed/Workshop with light and power connected.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 15 Mbps and Superfast 80 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 B - £1,998.98 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 - ///scatter.laying.fishnet

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

(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.

(5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan



Total area: approx. 113.3 sq. metres (1220.0 sq. feet)

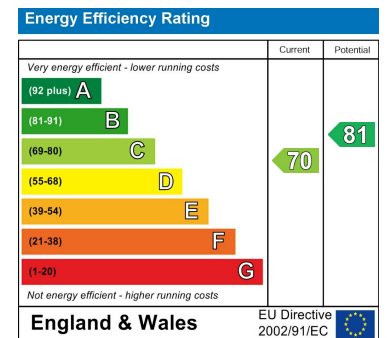
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

10 Barnstaple Close

Area Map



Energy Efficiency Graph



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