



**13 Ladywell Meadows, Chulmleigh, EX18 7DX**

**Price Guide £200,000**

A modern FIRST FLOOR APARTMENT built to a high standard by Devonshire Homes in 2016 offering spacious TWO DOUBLE BEDROOM accommodation including an OPEN PLAN KITCHEN/DINING/LIVING AREA and a MODERN BATHROOM benefitting from uPVC double glazing and underfloor heating, with GARAGE and BEAUTIFULLY LANDSCAPED GARDEN.

## 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

13 Ladywell Meadows is a modern detached first floor apartment/coach house situated in a quiet cul-de-sac of similar properties completed to a high standard by Devonshire Homes in 2016. The property has been designed to modern energy efficient specifications and is of insulated cavity block construction under a tiled roof with rendered and colour washed elevations, uPVC double glazing, and an air source heat pump supplying domestic hot water and servicing underfloor heating. Internally the attractively presented first floor accommodation briefly comprises an Entrance Hall, an open plan Kitchen/Dining/Living Area, Two Double Bedrooms and a Bathroom, all in good condition and tastefully decorated. Outside the property benefits from an integral Single Garage providing parking for one car and a beautifully landscaped Rear Garden.

## ENTRANCE

From the parking area a paved step leads up to the Front Door with inset glass light opening into the

## ENTRANCE HALL

with service cupboard to one side, door leading into the Integral Single Garage, and stairs leading to the First Floor Landing where doors lead to all principal rooms within the apartment, Velux window allowing good natural light, smoke alarm, central heating and hot water control panel, and air circulation system. On one side is a useful storage cupboard whilst on the opposite side is the Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater and controls for the underfloor heating.

## OPEN PLAN KITCHEN/LIVING ROOM

A good sized room with a Kitchen Area at one end which is fitted with a range of matching modern fitted units to two sides under a laminate worksurface with matching upstand including and incorporating a one and half bowl single drainer stainless steel sink unit with mixer tap set below a window to the front with tiled sill. At one end is a built in stainless steel single oven and grill with inset four ring hob with glass splash backs and stainless steel extractor fan over. The Kitchen also benefits from space and plumbing for a washing machine, space and point for a fridge freezer, integrated 'Lamona' dishwasher, range of matching wall units, heat alarm and track of four ceiling spot lights. At the other end of the room is a Living Area large enough for two double sofas with TV point, two windows to the front and underfloor heating which extends into the Kitchen.

## BEDROOM 1

A good sized double bedroom with window to the front, underfloor heating, built-in wardrobe and TV point.

## BEDROOM 2

Another double bedroom with three Velux windows allowing good natural light, underfloor heating and TV point.

## BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with chrome mixer shower over, chrome taps at one end and glazed shower screen to one side; a pedestal wash hand basin with chrome mixer tap, mirror over and shaver point to one side; and a low level WC. The Bathroom also benefits from underfloor heating and a Velux window.

## OUTSIDE

From the cul-de-sac, a shared brick paved drive gives access to the Front Door and into the Single Garage which is situated below the flat and benefits

from a concrete floor, up and over door and a useful walk-in understairs storage cupboard. On one side of the garage a half glazed pedestrian door opens into the beautifully landscaped garden incorporating a turfed lawn, raised shrub borders and a decked seating area, creating a really super feature. On one side is the air source heat pump, whilst in one corner a wooden pedestrian gate opens out to the front of the house.

### **SERVICES & COUNCIL TAX**

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

The current annual management charge for maintenance of the green spaces/shared areas in 2025 is £29.12 per month.

Two Garages underneath the property have separate leaseholders

Broadband speed is Basic 17 Mbps and Ultrafast 900Mbps. Mobile Phone coverage by EE, (info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band B - £1912.20.p.a. for 2025/26

### **VIEWING & DIRECTIONS**

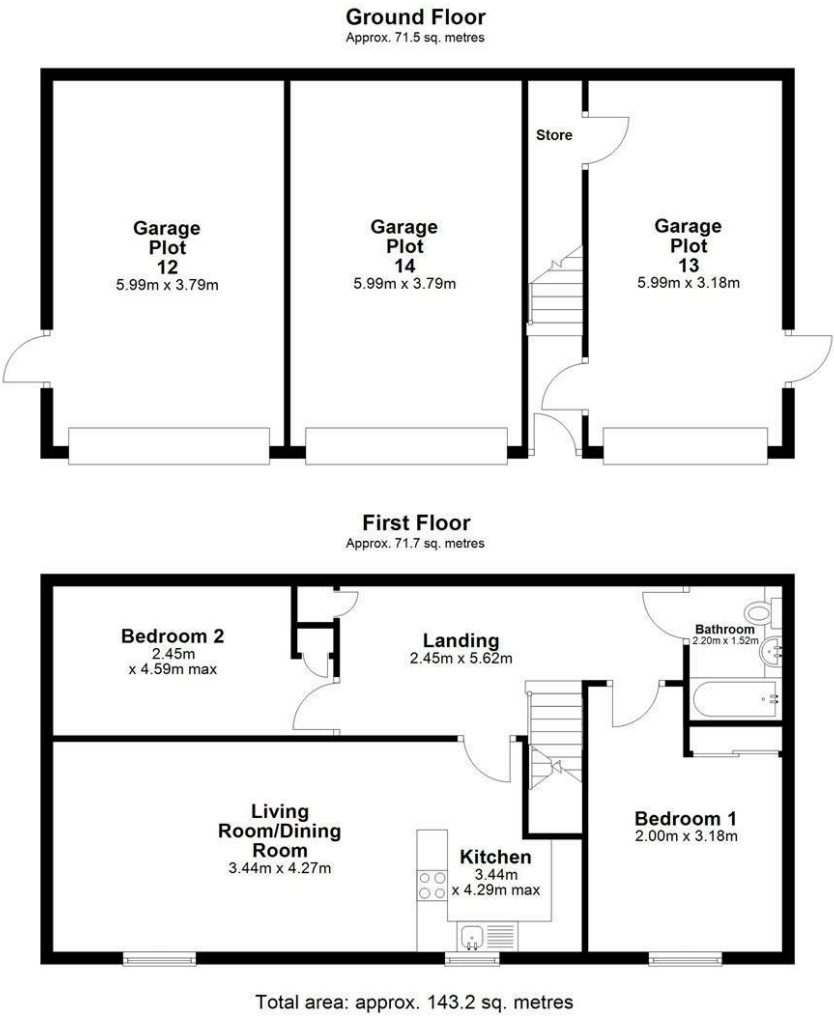
Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

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

What3words - alienated.combining.option



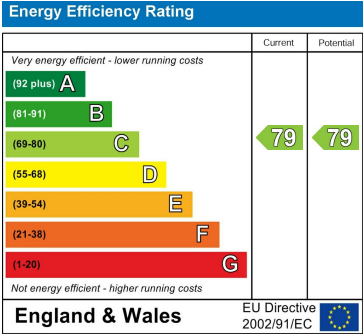
Floor Plan



Area Map



Energy Efficiency Graph



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