

**4 Land Park, Chulmleigh, EX18 7BH**

**Price Guide £350,000**

A beautifully appointed DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh, offering stylish THREE BEDROOM accommodation including a modern Kitchen/Dining Room, a Sitting Room with wood burner and a Shower Room, with ample OFF-ROAD PARKING and a very large secluded REAR 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

4 Land Park is a recently modernised and exceptionally well presented detached bungalow situated on a large corner plot towards the outskirts of Chulmleigh, being of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. The current owners have lived in the property for the last ten years and have carried out a steady programme of modernisation and improvement in this time, including refitting the Kitchen and Bathroom suites, installing bi-fold doors in the living areas which allow lovely natural light from the garden, installing high retention electric storage heaters, and tastefully redecorating and reflooring the bungalow with attractive oak board flooring throughout. The well laid out accommodation briefly comprises a n

Room, a Snug/Bedroom 3, two further double Bedrooms and a family Bathroom. Outside and to the front of 4 Land Park there is ample parking for at least three cars, whilst at the side and rear of the bungalow there is a very large garden which is mainly laid to lawn and bordered by wooden panel fencing on all sides creating a high degree of privacy and seclusion and a super feature of the property.

## ENTRANCE

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

## ENTRANCE HALL

with attractive oak doors to the Cloakroom, Snug/Bedroom 3, and Kitchen/Dining Room, oak board floor, and electric fuse boxes.

## CLOAKROOM

with partially tiled walls and matching white suite comprising a low level WC and a wall mounted wash hand basin with stainless steel mixer tap set below a wall mounted mirror. The Cloakroom also benefits from chrome ladder towel rail, an internal window to the rear, inset ceiling down lighting and a ceramic tiled floor.

## SNUG/BEDROOM 3

Formerly the garage, a super dual aspect room with window to the front and bi-fold doors to the rear allowing good natural light and views over the garden. On one side a door opens into a built-in storage cupboard with internal window into the Cloakroom and coat hanging space. The Snug also benefits from a high retention storage heater, TV point and oak board floor.

## KITCHEN/DINING ROOM

Another dual aspect room with window to the front and fully glazed bi-fold doors to the rear overlooking and leading out to the garden, being fitted with a range of matching white gloss wall and floor units to two sides under a butchers block work surface with tiled splash backs including and incorporating a stainless steel sink unit with mixer tap, a built-in stainless steel double oven and a four ring ceramic hob with stainless steel extractor fan over. At the other end of the room there is a good sized Dining Area allowing enough space for at least six people with high retention storage heater to one side. The Kitchen/Dining Room also benefits from inset ceiling down lighting, a ceramic tiled floor at the Kitchen end and oak board floor at the Dining end. On one side a doorway through to the

## INNER HALL

with doors to the remaining rooms, hatch to roof space, inset ceiling lights and oak board floor. On one side a door opens into the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and slatted shelving.

## **SITTING ROOM**

A good sized room with bi-fold doors allowing good natural light overlooking and leading out to the Garden, night storage heater. In one corner there is a cast iron multi-fuel stove set on a slate hearth. The Sitting Room is finished with TV and telephone points and an oak board floor.

## **BEDROOM 1**

A double bedroom with window to the front, electric panel heater and oak board floor. On one side there are some built-in wardrobes fitted with hanging rails and storage shelves.

## **BEDROOM 2**

Another double bedroom with window to the front, electric panel heater and oak board flooring.

## **BATHROOM**

with fully tiled walls and matching white suite comprising a large walk-in double shower housing a 'Mira Sport' electric shower with glazed shower screen to one side; a built-in vanity unit with stainless steel tap, mirror over and cupboard below, and a low level WC. The Bathroom is finished with a chrome ladder towel rail, ceramic tiled floor, obscure glazed window to the rear and a ceramic tiled floor.

## **OUTSIDE**

From the quiet cul-de-sac, 4 Land Park is approached from a concrete drive allowing enough space for at least three vehicles. On one side of the drive a paved path leads up to the Front Door whilst further to one side there is a lawned area of garden with a pretty shrub bed to one side and a wooden pedestrian gate which opens onto a gravel path at the side of the bungalow and a useful garden maintenance area with two useful Garden Sheds to one side. At the rear of 4 Land Park there is a large lawned garden which is bordered on all sides by wooden panel fencing creating a high degree of privacy and seclusion with pretty shrub borders. Immediately to the rear of the bungalow there is lovely timber decked area and a sheltered patio perfect for Summer relaxing and outdoor dining and an ideal site for flowers pots and planters.

## **SERVICES (RENTAL)**

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone. The property is rated Council Tax Band D under North Devon District Council - 2024/2025 - £2,350.75.

## **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

Floor Plan

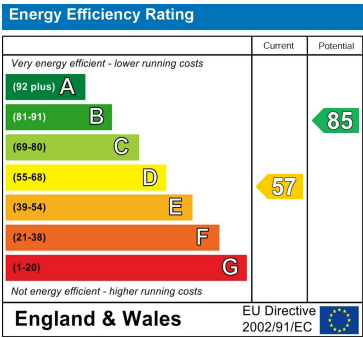


Total area: approx. 85.2 sq. metres (917.6 sq. feet)

Area Map



Energy Efficiency Graph



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