



Harmony Cottage 16 Royal Charter Park, Chulmleigh, EX18 7DH

Price Guide £265,000

A DETACHED FAMILY HOME situated a short walk from the centre of Chulmleigh offering well laid out accommodation comprising THREE BEDROOMS, TWO BATHROOMS AND TWO RECEPTION ROOMS with OFF-ROAD PARKING, ATTACHED SINGLE GARAGE and enclosed GARDENS. Offered with NO ON-GOING CHAIN.

SITUATION

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

Harmony Cottage is a detached family home situated a short walk from the centre of Chulmleigh on a small estate of similar properties. The property is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Sitting Room, a Dining Room, and a Kitchen, whilst on the First Floor there is a Master Bedroom with En-Suite Shower Room, two further bedrooms and a family Bathroom. Harmony Cottage also benefits from oil-fired central heating throughout. Outside and to the front of the house there is off-road parking for at least one car allowing access into the Single Garage, whilst at the rear of the house there is an enclosed level garden and patio creating a lovely south facing Summer seating area.

ENTRANCE

From the front garden a half glazed front door opens into the

ENTRANCE HALL

with doors to the Cloakroom, Kitchen and Sitting Room and stairs to one side leading to the First Floor Landing. The Entrance Hall is finished with a coved ceiling, smoke alarm, ample coat hanging space and plank effect flooring.

CLOAKROOM

Also with plank effect floor and fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with tiled splashbacks. On one side are the electric meters and fuseboxes, an obscure glazed window and a radiator.

SITTING ROOM

A comfortable room with bay window to the front overlooking the front garden with radiator below. On one side is a marble effect fireplace, housing a coal effect fire (NOT IN USE). The Sitting Room is finished with a coved ceiling, TV point, dado rail, further radiator and fully glazed multi-pane french doors leading into the

DINING ROOM

with plank effect flooring, coved ceiling, radiator, door to the Kitchen and fully glazed sliding patio doors overlooking and leading out into the Garden.

KITCHEN/DINER

A good sized room with a range of fitted units to two sides under a rolltop worksurface with tiled splashbacks, including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the Garden, with space and plumbing for a dishwasher below. On one side is a 'Creda' four ring ceramic hob with extractor hood over set between a range of matching wall units, whilst further to one side is a 'Creda' built-in double oven with cupboards above and below. In one corner is the 'Grant' oil fired boiler providing domestic hot water and servicing radiators, with central heating and hot water control panel below and window with tiled sill to one side. The Kitchen also benefits from an under-stairs storage recess, two radiators, extractor fan, tracker with six ceiling spotlights, half-glazed back door overlooking and leading out to the Garden and plank effect flooring.

FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and handrail to one side lead straight to the First Floor Landing with doors off to all principal rooms, hatch to roof space and smoke alarm. On one side is the Airing Cupboard housing the factory lagged pressurised hot water cylinder with electric immersion heater and range of slatted shelving over.

MASTER BEDROOM

A good sized double Bedroom with window to the front with radiator below and two double wardrobes to the rear, fitted with hanging rails and storage shelving. The Bedroom also benefits from a TV point and a door leading into the

EN-SUITE SHOWER ROOM

with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing a 'MIRA 415' shower with glazed shower screen to one side; a low level WC; and a built-in corner wash hand basin with mirror fronted medicine cabinet and shaver point over. On one side is an obscure glazed window to the front with radiator below, whilst in one corner a door opens into a useful storage cupboard with shelf. The bathroom is finished with an extractor fan and marble effect flooring.

BEDROOM 2

Another double Bedroom with window to the rear with radiator below.

BEDROOM 3

A small double Bedroom with window to the rear overlooking the garden with radiator below.

BATHROOM

with partially tiled walls and matching champagne coloured suite comprising a panel bath with stainless steel mixer tap and telephone style attachment; a low level WC set below an obscure glazed window to the side with tiled sill; and a pedestal wash hand basin with mirror fronted medicine cabined and shaver point over. The bathroom is finished with an extractor fan, radiator and marble effect flooring.

OUTSIDE

From Royal Charter Park, a tarmac drive providing parking for two cars allows access into the Single Garage, with outside tap to one side, paved steps leading up to the Front Door with small enclosed Garden to one side which is mainly laid to lawn with a hedge border. From the Front Garden a path leads down the side of the house through a wooden pedestrian gate into the Rear Garden, with a large paved patio area immediately to the rear creating a lovely summer seating area and an ideal site for flowerpots and planters. Beyond the patio area is a manageable level Garden which is bordered by wooden panel fencing and a mature hedge at one end. In one corner is the oil tank. From the paved patio area access can be gained into the house by the sliding patio doors or the half glazed back door into the Kitchen, whilst on one side a further pedestrian door leads into the Single Garage with concrete floor, a wooden up and over door, space and plumbing for a washing machine, electricity, light and power connected.

SERVICES & COUNCIL TAX

Mains electricity, mains water and drainage.

Satellite available via Sky.

Ultrafast Broadband available - 900 Mbps.

Mobile Phone coverage by EE, 02, Vodafone and Three (mobile and broadband 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

MONEY LAUNDERING FEE NOTICE

Under the Sanctions and Anti-Money Laundering Act 2018, we are required to conduct I.D./AML and proof of funds checks on all purchasers, which will be carried out once a sale has been agreed and before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies to cover our costs for these checks.

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 - craftsman.liver.musical

DISCLAIMER

Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (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

