



## **5 Butts Close, Chulmleigh, EX18 7HD**

**Price Guide £350,000**

A well presented and spacious SEMI-DETACHED VILLAGE HOUSE situated in a quiet cul-de-sac offering well laid out FOUR BEDROOM, THREE RECEPTION ROOM AND TWO BATHROOM accommodation plus a CONSERVATORY with ample OFF-ROAD PARKING AND LARGE GARDENS. Offered with No-On Going Chain.

## SITUATION

Chawleigh is a small Mid Devon village situated approximately one mile from the A377 Exeter/Barnstaple main road. Local facilities include a village shop, a children's nursery, a Church, a dog groomers and a local pub. A wider range of facilities can be found at Chulmleigh, approximately 1 ½ miles to the west, including a shop, post office, a delicatessen, a hairdresser, a garage, two local pubs, an Indian restaurant, a Church, a primary school, a secondary school and a community run Sports Centre. The larger market town of Crediton lies approximately eight miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton, and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately an hours drive.

## DESCRIPTION

5 Butts Close is a modern semi-detached house situated in a quiet cul-de-sac of similar properties in the centre of the quiet Mid Devon village of Chawleigh. The property dates back to the 1950's but was substantially extended in the late 2010's being of brick and block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the spacious and well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Breakfast Room with separate Utility Room, a Dining/Family Room, a Conservatory and a Cloakroom, whilst on the First Floor leading off the spacious Landing there is a Master Bedroom with En-Suite Shower Room, three further Bedrooms and a family Bathroom. The house is tastefully decorated throughout and benefits from an electric boiler running radiators in each room. Outside the house is approached from Butts Close giving access to an off-road parking area for two cars and

access to the Front Garden, whilst at the side a wooden gate leads around to the side where there is a further area of garden and space to create a detached garage subject to necessary planning permissions and building regulations. At the rear of the house there is a larger area of lawned garden which is bordered by mature hedging and wooden feather board fencing creating a high degree of privacy and seclusion, whilst immediately to the rear of the house there is a paved patio area allowing access into the Conservatory and the Dining/Family Room through the French Doors.

## ENTRANCE

From the parking area, a concrete path leads up to the uPVC double glazed Front Door opening into the

## ENTRANCE HALL

with ceramic tiled floor, doors to the Kitchen and Sitting Room and stairs leading to the First Floor Landing.

## SITTING ROOM

A dual aspect room with window to the front and fully glazed French Doors overlooking and leading into the Conservatory. On one side there is a recessed fireplace housing a cast-iron 'Hamlet' multi-fuel stove with slate hearth and wooden surround and mantle over. The Sitting Room is finished with an oak board floor, two display shelves, a radiator, TV point and ceramic wall mounted up-lighters.

## CONSERVATORY

A good sized addition being of uPVC double glazed construction on a rendered brick plinth under a triple polycarbonate roof with ceramic wall uplighters, laminate flooring and fully glazed French Doors overlooking and leading out to the Garden.

## KITCHEN/BREAKFAST ROOM

Another dual aspect room fitted with range of kitchen units set under a laminate worksurface with tiled splash backs including and incorporating a single drainer sink unit with mixer tap set below an internal window to the rear overlooking the Conservatory with space and plumbing for a dishwasher below. At one end there is a space and point for a range cooker whilst at the other end there is a space and point for a fridge freezer and a useful Walk-in understairs storage cupboard. On one side there is a peninsular breakfast bar, also set under a laminate worksurface incorporating a range of overhead display cabinets which continue around to the wall. The Breakfast Area allows enough space for a six seater dining room table with a window to the front with radiator below. The room is finished with an oak board floor, door to the Utility Room, electric meters and fuse boxes, and extractor fan. On one side a wide archway leads into the

## **DINING/FAMILY ROOM**

A good sized room forming part of the new extension with window to the rear and fully glazed French doors overlooking and leading out to the Rear Garden. The room also benefits from a radiator, ceramic wall uplighters, central heating thermostat, TV point and an oak board floor.

## **UTILITY ROOM**

with ceramic tiled floor, window to the side and a range of fitted units to two sides under a laminate work surface including and incorporating space and plumbing for a washing machine and a tumble dryer. At one end a door opens into the

## **CLOAKROOM**

fitted with a low level WC and a wall mounted wash hand basin with tiled splash backs. The Cloakroom is finished with an obscure glazed window to the side with radiator below, and a ceramic tiled floor.

## **STAIRS AND LANDING**

Returning to the Entrance Hall, stairs with wooden handrail to one side lead to the spacious First Floor Landing with two windows to the rear overlooking the garden and doors to all principal rooms. The Landing also benefits from a radiator, hatch to roof space, a useful built-in storage cupboard and the Airing Cupboard housing the pressurised hot water cylinder providing domestic hot water and servicing radiators.

## **BEDROOM 1**

A large dual aspect bedroom with windows to the side and rear overlooking the garden and radiator. On one side a door opens into the

## **EN-SUITE SHOWER ROOM**

with partially boarded walls and matching white suite comprising a walk-in shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side, a low level WC, and a built-in vanity unit with stainless steel taps, cupboard below and back lit mirror over. The En-Suite is finished with a heated towel rail, extractor fan, inset ceiling down lighting, a ceramic tiled floor, and a shaver point.

## **BEDROOM 2**

Another smaller double bedroom with window to the front with radiator below.

## **BEDROOM 3**

Another double bedroom currently fitted with a cabin bed, window to the front with radiator below, hatch to roof space and range of fitted shelving to one side.

## **BEDROOM 4**

Also a double bedroom with window to the front with radiator below. In one corner is a built-in wardrobe fitted with storage shelving.

## **BATHROOM**

with partially tiled walls and matching white suite comprising a panel shower bath with stainless pillar taps and 'Redring' electric shower over with glazed shower screen to one side; a pedestal wash hand basin; and a low level WC set below an obscure glazed window to the rear. The Bathroom is finished with inset ceiling down lighting, an extractor fan, a heated towel rail, mirror fronted medicine cabinet and a ceramic tiled floor.

## **OUTSIDE**

From Butts Close, a concrete drive providing ample parking for at least two cars gives access to the front garden which is mainly laid to lawn and the Front Door. At the side of the house a wooden gate leads through to a further area of garden and space to create a detached garage subject to necessary planning permissions and building regulations whilst at the rear of the house there is a larger area of lawned garden which is bordered by mature hedging and wooden feather board fencing creating a high degree of privacy and seclusion. Immediately to the rear of the house there is a paved patio area allowing access into the Conservatory and the Dining/Family Room through the French Doors.

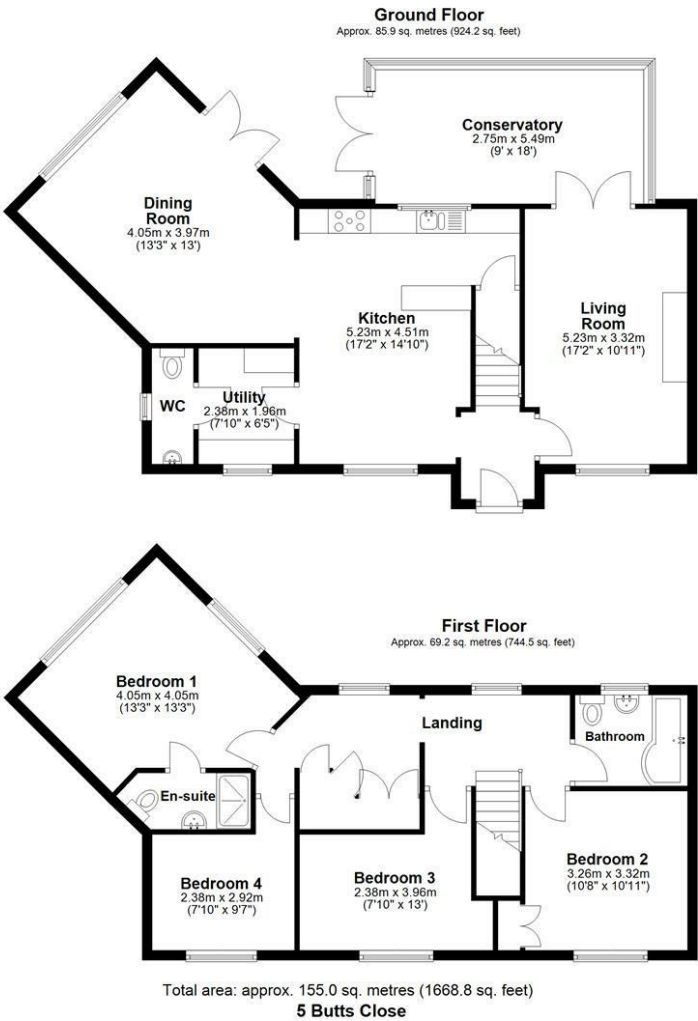
## **SERVICES**

Mains electricity, mains water and mains drainage. Electric Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 7 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, 02 and Vodafone. Council Tax Band B - 2025/26 - £1941.17 Mid Devon District Council

## **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)

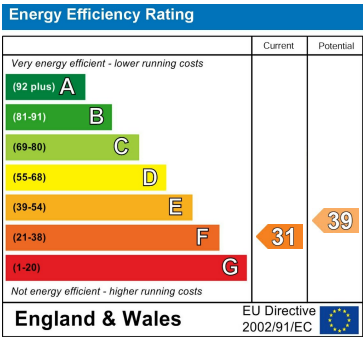
Floor Plan



Area Map



Energy Efficiency Graph



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