



### **13 Land Park, Chulmleigh, EX18 7BH**

**Price Guide £350,000**

An exceptionally well presented DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties a short walk from the centre of Chulmleigh offering THREE BEDROOM family ACCOMMODATION with scope for further extension (subject to necessary planning permission) benefitting from ample PARKING for three cars, a useful WORKSHOP and extensive and secluded south facing GARDENS. Offered with No On Going Chain.

## 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 Land Park is situated in a quiet cul-de-sac on a small development of similar bungalows, close to the schools and the Health Centre and a few minutes walk from Chulmleigh's town centre. The bungalow stands on a large level plot being of modern insulated timber-framed construction and having rendered and colour washed elevations under a concrete tiled roof, with uPVC double glazed windows throughout. Internally 13 Land Park is exceptionally well presented offering comfortable and well laid out three bedroom and two bathroom family accommodation, benefitting from a well fitted Kitchen, oil-fired central heating and modern bathroom suites throughout. The bungalow also has scope for an extension, subject to the necessary planning permissions and building regulations. Outside, 13 Land Park benefits from a manageable front garden, off-road parking for at least three cars,

an attached workshop, a useful Garden Shed and a large south facing garden at the rear, which is mainly laid to lawn and bordered by mature trees create a high degree of seclusion and privacy. In all, 13 Land Park offers the opportunity of a detached bungalow in good order throughout, enjoying a peaceful situation and a large, secluded Garden, yet only a short walk from Chulmleigh's shops, schools, amenities and facilities.

## ENTRANCE

From the parking area, a Storm Porch with an external electric meter box to one side gives access to the half obscure glazed Front Door with full length obscure glazed panel to one side, opening into the

## ENTRANCE HALL

with white painted panel doors into the Utility Room, the Three Bedrooms, the Bathroom and fully obscure glazed doors opening into the Sitting Room and Kitchen. The Entrance Hall also benefits from a coved ceiling, electric fuse boxes, two smoke alarms, telephone point, radiator, two central ceiling lights, two wall up-lighters, hatch to roof space and oak flooring throughout. On one side a white painted panel door opens into the Airing Cupboard housing a factory lagged hot water cylinder with electric immersion heater, central heating and hot water control panel to one side and wooden slatted shelving over.

## UTILITY ROOM

fitted with a wall mounted wash hand basin with tiled splash backs and space and plumbing for a washing machine and a tumble dryer. The room is finished with a ceramic floor, a coved ceiling, a uPVC obscure glazed window to the front and a central ceiling light.

## SITTING ROOM

A good sized dual aspect Sitting Room with uPVC double glazed windows to the front and rear overlooking the garden and parking area. The Sitting Room also benefits from two radiators, a coved ceiling, a central ceiling light, TV point and oak flooring throughout.

## KITCHEN/BREAKFAST ROOM

A well fitted kitchen including a range of matching floor units to three sides under a roll top work surface with tiled splash-backs including and incorporating a single drainer stainless steel sink unit with mixer tap, space and plumbing for a dish washer, space and point for fridge freezer, an inset four ring ceramic hob with stainless steel extractor hood over, and a built in eye level 'Neff' stainless steel double oven with cupboards above and below. The Kitchen also benefits from a range of matching wall units including two glass fronted display cabinets, a coved ceiling, two tracks of central ceiling spot lights, a ceramic tiled floor, heat sensor

and an electric cooker point. At one end of the room a uPVC double glazed window overlooks the front garden with a radiator below, whilst on one side a fully obscure glazed uPVC Back Door with window to one side, leads out to the side of the property.

### **SHOWER ROOM**

A modern split shower room with half tiled walls and matching white suite comprising a low level WC, a fully tiled shower cubicle housing a stainless steel thermostatically controlled shower with fully tiled splash backs and glazed shower screen, and a built in glass vanity unit with glass sill and bowl. The Shower Room is finished with a glazed window to the rear, a central ceiling light, a radiator and a coved ceiling.

### **BEDROOM 1**

A double bedroom with uPVC double glazed window to the rear overlooking the garden, with a range of recessed storage shelving to one side. The room is finished with a oak floor, a coved ceiling, a central ceiling light and fan, a radiator, TV point and telephone point. In one corner a door opens into the

### **EN-SUITE BATHROOM**

fitted with a matching cream suite comprising a panel bath with side handles and fully tiled splash backs incorporating a recessed shelf and an obscure glazed window; a low level WC; and a pedestal wash hand basin with matching tiled splash backs, medicine cabinet over and shaver point to one side. Finished with a ceramic tiled floor, a radiator, and a central ceiling light.

### **BEDROOM 2**

Another light and airy room with uPVC double glazed window to the rear overlooking the garden, coved ceiling, radiator, central ceiling light and oak flooring.

### **BEDROOM 3**

A single room with a window to the rear overlooking the garden, coved ceiling, central ceiling light and oak flooring throughout.

### **OUTSIDE**

From Land Park a brick paved drive providing ample parking for at least three cars allows access down to Workshop about 12' x 7'9" (3.65m x 2.13m) with concrete floor, electricity and light connected and metal up and over door. In one corner of the Workshop is the oil fired boiler providing domestic hot water and servicing radiators. From the parking area, a brick paved path leads along the front of the bungalow allowing access to the Front Door and a good sized area of lawned Front Garden bordered by mature shrubs to one side. The brick paved path continues through a wooden pedestrian gate at the corner of the bungalow and leads along the side of the property, past an outside tap, to a wider paved

Patio at the rear providing an ideal Summer Seating area and a lovely site for flowerpots and planters. Beyond the patio area is a large secluded south facing garden, which is bordered by wooden panel fencing to the side and rear and mature hedging to the remaining side. At one end mature trees create a high degree of privacy and seclusion and a super sheltered summer seating area. In one corner is a Wooden Garden Shed about 14' x 8'1" (4.26m x 2.43m) with a timber decked area to the front providing useful garden storage. The garden is mainly laid to lawn and interspersed with mature trees and shrubs creating a lovely feature. In one corner is the oil tank with a paved path to the side leading up the remaining side of the bungalow and returning to the parking area at the front.

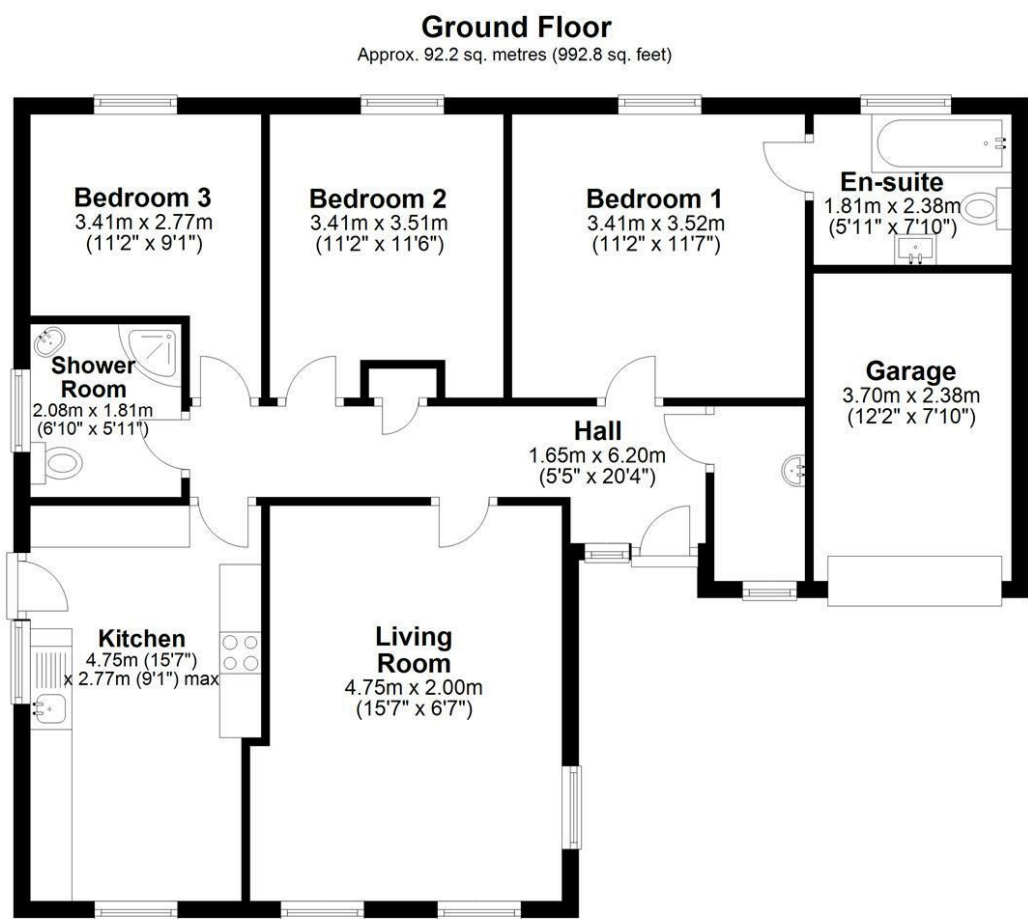
### **SERVICES (RENTAL)**

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 53 Mbps. Mobile Phone coverage by 02, Vodaphone, and EE. Council Tax Band D North Devon Council - 2024/25 £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



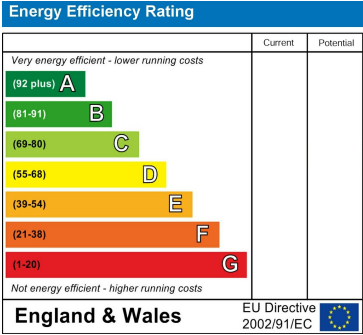
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Plan produced using PlanUp.

13 Land Park, Chumleigh

Area Map



Energy Efficiency Graph



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