



## **6 Ladywell Meadows, Chulmleigh, EX18 7DX**

**Price Guide £250,000**

A modern END TERRACE HOUSE situated on a modern development of similar properties towards the outskirts of Chulmleigh offering attractively presented THREE BEDROOM AND TWO BATHROOM accommodation with dedicated OFF-ROAD PARKING and larger than average garden. 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 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, bank, 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 Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

6 Ladywell Meadows is a modern end terrace property situated in a quiet cul-de-sac of similar properties just off a pretty central green towards the outskirts of the popular North Devon town of Chulmleigh. The property was completed to a high specification by Devonshire Homes in February 2017 benefitting from an excellent energy efficient rating and offering beautifully presented three Bedroom and two Bathroom accommodation including a good sized Sitting Room, a well fitted white gloss Kitchen and a downstairs Cloakroom. Modern refinements in quality 'Duravit' sanitary ware with stainless steel fittings, uPVC double glazed sash windows throughout and a 'Vaillant' air source heat pump system with under floor heating on the ground floor and radiators on the first floor. Outside the property benefits from dedicated off-road parking for one car allowing access into a larger than average level garden, which is completely

enclosed creating an safe and secure environment for children and pets.

## ENTRANCE HALL

From the front a wood effect insulated fibre glass Front Door opens into the Entrance Hall with painted doors off to all rooms, easy turn stairs leading to the First Floor Landing and further door to a Walk-in Storage Cupboard. The Hall is finished with laminate flooring, smoke alarm, central heating control panel and telephone point.

## CLOAKROOM

An internal room with partially tiled walls and matching white suite comprising a low level WC and a wall mounted wash hand basin with stainless steel taps. The Cloakroom is finished with an extractor fan and ceramic tiled floor.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of modern white gloss units to two sides under a black roll-top work surface including and incorporating an integrated 'Lamona' fridge/freezer, a one and a half bowl single drainer stainless steel sink unit with mixer tap and a built-in stainless steel double oven and grill with inset four ring ceramic hob and pull out extractor fan over, set between a range of matching wall units. In one corner there would be space for a small table and chairs. The Kitchen also benefits from space and plumbing for a washing machine and dish washer, sash window to the front overlooking the green, track of four ceiling spot lights and a ceramic tiled floor.

## SITTING ROOM

A good sized light and spacious dual aspect 'L' shaped Sitting Room with windows to the side and rear and fully glazed French Doors overlooking and leading out to the garden. The Sitting Room also benefits from laminate flooring, Sky/TV points, telephone point and central heating thermostat.

## STAIRS & LANDING

From the Hall, easy turn stairs with hand rail to one side lead to the First Floor Landing with doors off to all principal rooms, hatch to roof space, smoke alarm, extractor fan and radiator. On one side a door opens to an over-stair cupboard housing the Vaillant pressurised hot water cylinder with control panel to one side

## BEDROOM 1

A double bedroom with sash window to the rear overlooking the garden with radiator below, TV point, central heating control panel. In one corner there is a built-in wardrobe fitted with shelving and hanging rail. On one side a door opens into the

## EN-SUITE SHOWER ROOM

with partially tiled walls and matching white suite

comprising a fully tiled corner shower cubicle with stainless steel mixer shower and glazed shower screen; low level WC and wall mounted wash hand basin. The En-suite also benefits from a sash window to the side, an extractor fan, shaver point and a heated towel rail.

## **BEDROOM 2**

Another double bedroom with sash window to the front overlooking The Green with radiator below, TV point.

## **BEDROOM 3**

A single bedroom with sash window to the front with radiator below, TV point.

## **BATHROOM**

with partially tiled walls and matching white suite comprising a panel bath with stainless steel taps, mixer shower over with glazed shower screen to one side; a low level WC set below a sash window to the rear; and a wall mounted wash hand basin. The Bathroom is finished with an extractor fan and a heated towel rail.

## **OUTSIDE**

At the rear of the house there is a larger than average garden which is enclosed by feather board fencing and laid to lawn, creating a super feature. Along one side a paved path leads through the garden to a wooden pedestrian gate at one end, which in turn opens out onto a communal parking area of which 6 Ladywell Meadows benefits from 1 dedicated car parking space.

## **SERVICES**

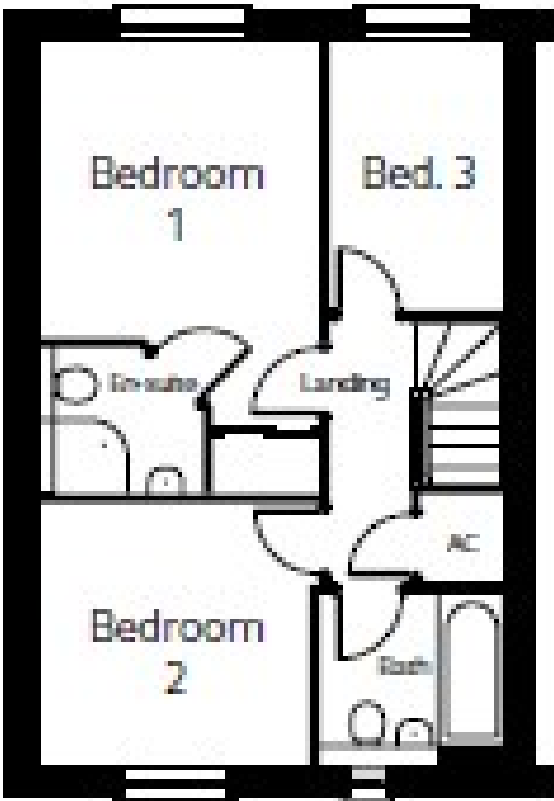
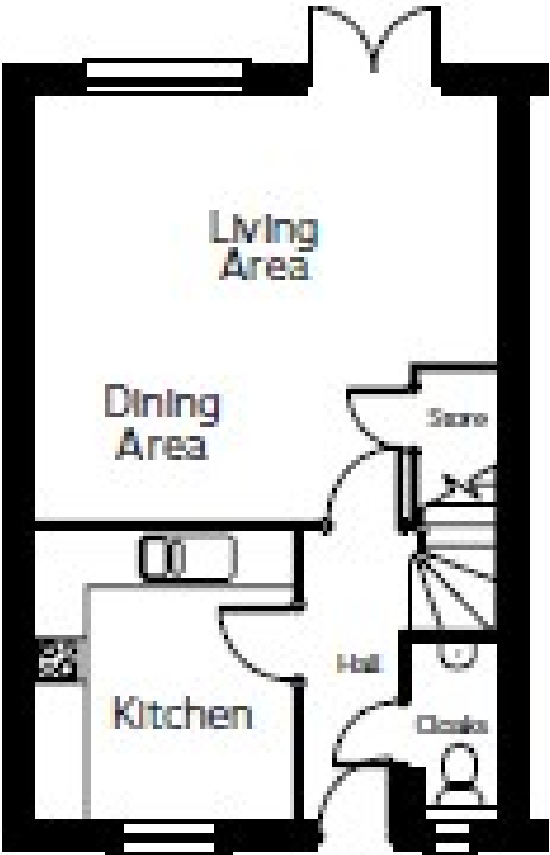
Mains electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 900 Mbps. Mobile Phone coverage by EE, Vodafone and 02. Council Tax Band C (2024/2025 - £2,089.55). The current annual management charge for maintenance of the green spaces/shared areas in 2024 is £166.76 per annum.

## **VIEWINGS**

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)



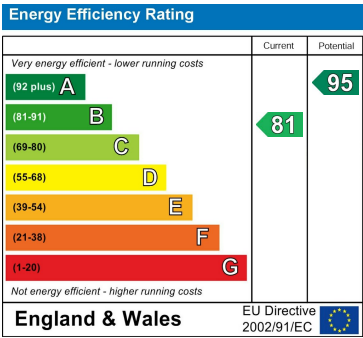
Floor Plan



Area Map



Energy Efficiency Graph



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