



22 Four Ways Drive, Chulmleigh, EX18 7AZ
Offers Over £350,000

A spacious and versatile DETACHED BUNGALOW situated on a good sized plot in a quiet cul-de-sac a short walk from the centre of Chulmleigh offering attractively presented and highly adaptable FOUR DOUBLE BEDROOM and TWO BATHROOM accommodation benefitting from ample off-road PARKING and good sized front and rear GARDENS.

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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

22 Four Ways Drive is a detached village bungalow situated on a good sized plot in a quiet cul-de-sac of similar properties on the edge of Chulmleigh. The property is of modern timber framed and cavity block construction under an interlocking concrete tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. 22 Four Ways Drive offers spacious and versatile accommodation benefitting from four double Bedroom and two Bathroom accommodation and includes a good sized open-plan Kitchen/Dining/Living Area overlooking the garden, a separate Office/Study/Treatment Room, a superb Walk-in Dressing Room and a separate Utility Room. The bungalow also benefits from oil-fired central heating throughout. Outside and to the front of 22 Four Ways Drive there is ample off-road parking for at least three cars, whilst to the rear of

the bungalow are good sized level gardens which are mainly laid to lawn and bordered by wooden panel fencing and mature hedging creating a high degree of privacy and seclusion and a really super addition. In all 22 Four Ways Drive offers the opportunity for a quietly situated detached bungalow offering highly adaptable and versatile four bedroom accommodation with parking and gardens, all conveniently situated a five minute walk from the centre of Chulmleigh.

ENTRANCE

From Four Ways Drive, a concrete drive and parking area allowing enough space for 3 cars allows access to the half uPVC double glazed Front Door opening into the

ENTRANCE PORCH

being of rendered and colour washed block construction under a triple polycarbonate roof with uPVC double glazed windows to the front and side overlooking the Front Garden. On one side is the external electric meter box, whilst overhead is an inset central ceiling light. Half obscure uPVC double glazed door with matching glazed panel to one side opens into the

ENTRANCE HALL

with doors to the Open Plan Kitchen/Dining/Living Area/Sitting Room, all the Bedrooms, the Bathrooms and the Walk-in Dressing Room. On one side a further door opens into the Airing Cupboard housing a factory lagged hot water cylinder with electric immersion heater, central heating and hot water control panel and a range of wooden slatted shelving over. The Hall also benefits from a telephone point, electric fuse boxes, radiator, two central ceiling lights, hatch to roof space, two smoke alarms and vinyl flooring throughout. On one side a half glazed door opens into the

OPEN PLAN KITCHEN/LIVING AREA

fitted with a range of matching light oak effect fronted units to three sides under a granite effect roll top work surface with contrasting tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap and space and plumbing for a dishwasher below, an inset four ring ceramic hob with stainless steel splash backs and stainless steel extractor hood over, and a built-in stainless steel double oven and grill. In one corner is a space and point for a fridge/freezer, whilst on one side is a small peninsular breakfast bar. The Kitchen is finished with a set of four chrome spotlights and a heat/smoke alarm. A wide archway leads through to the Dining Area with fully uPVC double glazed sliding patio doors overlooking and leading out to the Garden and allowing good natural light, and a white painted panel door leading into the Office/Study/Treatment Room. The Dining Area also benefits from a central ceiling light and radiator,

whilst on one side a further wide archway leads through to the Sitting Area with fully uPVC glazed French Doors overlooking and leading out to the garden with matching windows on either side. On one wall is an arched display niche fitted with shelf and radiator to one side, whilst in one corner there is space and point for a TV.

OFFICE/STUDY

with uPVC double glazed windows to the side and rear overlooking the garden, triple central ceiling light and radiator.

BEDROOM 1

A super double bedroom being dual aspect with uPVC double glazed windows to the front and side overlooking the Front Garden with radiator, TV point, central ceiling light and smoke alarm.

BEDROOM 2

Another double bedroom with uPVC double glazed window to the rear overlooking the garden with radiator below, central ceiling light and smoke alarm.

BEDROOM 3

Another double bedroom with uPVC double glazed window to the front with glazed panel and radiator below overlooking the Garden. Two central ceiling lights, coved ceiling, smoke alarm & TV point.

BEDROOM 4

A double bedroom with uPVC double glazed window to the front overlooking the garden with glazed panel below. Radiator, three inset ceiling down lighters and smoke alarm.

SHOWER ROOM

with fully tiled walls and matching white suite comprising a fully tiled shower cubicle housing a 'Mira Advance electric shower with wall mounted shower attachment on a riser and a fully glazed bi-fold shower screen at the front; wall mounted wash hand basin with stainless steel pillar taps set below an obscure uPVC double glazed window to the front with white painted sill; and low level WC with radiator to one side. The Shower Room is finished with a central ceiling light and an extractor fan.

DRESSING ROOM

accessed from the Entrance Hall and located on the opposite side to the Master Bedroom the Walk-in Dressing Room is a very useful addition to the property with internal arched window at one end allowing borrowed light from the Sitting Area. Along one wall there is a good range of hanging rails and storage shelving creating a really useful addition.

BATHROOM

with fully tiled walls and matching grey suite comprising a panel bath with stainless steel side handles and pillar taps and 'Mira Sport' electric

shower over with wall mounted shower attachment on a riser; pedestal wash hand basin with stainless steel pillar taps; and low level WC set below an obscure glazed window to the side with stained wood sill. On one side is a radiator, central ceiling light and extractor fan.

OUTSIDE

From Four Ways Drive, a concrete drive provides ample parking for at least two cars and allows access to the Front Door. To one side of the drive there is a level area of lawned garden with a central tree. From the parking area a concrete and paved path allows access to a wooden pedestrian gate opening onto a gravel path at the side of the bungalow which in turn leads into the Rear Garden. Immediately to the rear of the bungalow is a good sized paved patio creating an ideal Summer seating area and a great site for flower pots and planters. Beyond the patio area a gravel and paved path leads along the remaining side of the bungalow to a half uPVC double glazed door into the Utility Room being single storey and of rendered and colour washed block construction under a triple polycarbonate roof with space and plumbing for a washing machine and tumble dryer and housing the Grant oil-fired boiler providing domestic hot water and servicing radiators. At the rear of the patio area, paved steps lead up to the good sized Rear Garden which is mainly laid to lawn and bordered at one end and to one side by wooden panel fencing and to the remaining side by clipped laurel hedging.

SERVICES

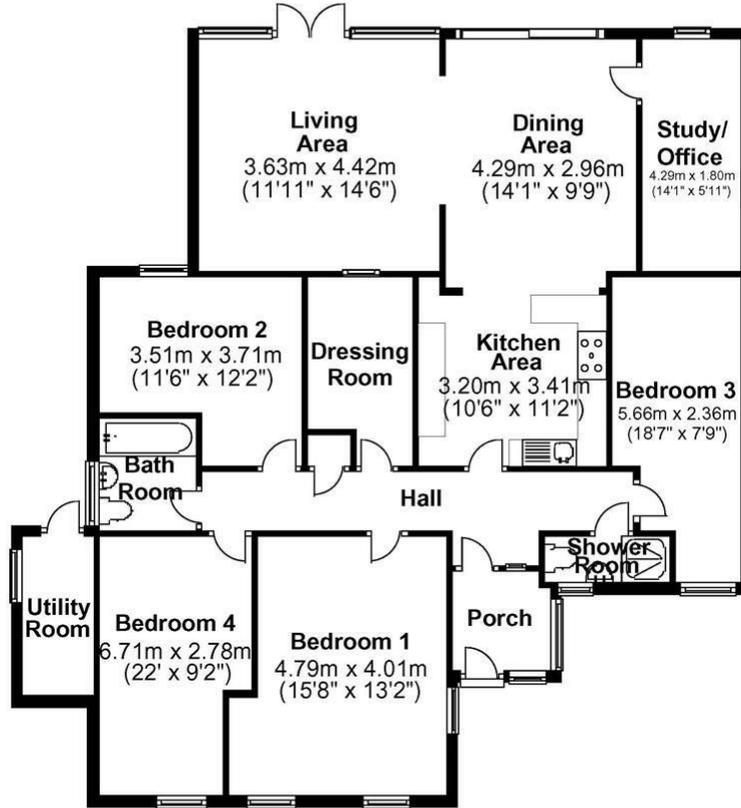
Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWINGS

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

Floor Plan

22 Fourways Drive

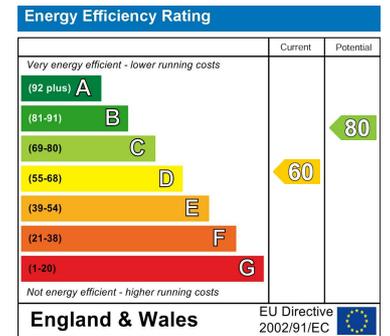


Gross internal area: approx. 142.9 sq. metres (1538.4 sq. feet)

Area Map



Energy Efficiency Graph



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