



4 The Fieldings, Umberleigh, EX37 9PW

Price Guide £325,000

A MODERN DETACHED HOUSE situated in a quiet cul-de-sac of similar properties on the outskirts of Chittlehampton allowing lovely RURAL VIEWS offering light and spacious FOUR BEDROOM and TWO BATHROOM accommodation including a Modern Kitchen, Separate Utility Room, Sitting Room and Downstairs Cloakroom with OFF-ROAD PARKING and GARDEN.

SITUATION

Chittlehampton is a vibrant village set in the heart of rural North Devon offering local facilities including a village shop, a village Hall, a church, and 'The Bell' public house which is well known locally for serving food all day, every day. The nearby market town of South Molton lies approximately 6 miles to the east and offers a more comprehensive range of facilities including a supermarket, banks, butchers, florist, coffee shops and takeaways, pubs and restaurants and both primary and secondary schools. Road link is via the North Devon Link Road, which can be easily 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, providing a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

DESCRIPTION

4 The Fieldings is a beautifully presented modern village house situated in a quiet cul-de-sac of similar properties on the outskirts of Chittlehampton allowing lovely views across open farmland. The property was built in the mid 2000's and is of modern insulated timber framed construction under a tiled roof with part rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the accommodation is immaculate and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room, a separate Utility Room and a Cloakroom, whilst on the First Floor there is a Master Bedroom with En-Suite Shower Room, three further double bedrooms and a Bathroom. 4 The Fieldings also benefits from mains gas central heating, modern Kitchen and Bathroom suites and is tastefully decorated throughout. Outside there is dedicated off-road parking for two cars and a manageable level garden with a useful Summer House in one corner, all benefitting from lovely rural views across the adjoining countryside.

ENTRANCE

From the parking area, a uPVC double glazed Front Door with inset glass light opens into the

ENTRANCE HALL

with doors to the Cloakroom, Sitting Room and Kitchen/Dining Room and stairs leading to the First Floor Landing. Radiator.

CLOAKROOM

A sizeable Cloakroom suitable for wheelchair access and fitted with a matching white suite comprising a low level WC; a pedestal wash hand basin with stainless steel mixer tap and tiled splash backs. Radiator.

SITTING ROOM

A good sized dual aspect room with window to the side and fully glazed French Doors overlooking and leading out to the garden, two radiators and TV point.

KITCHEN/BREAKFAST ROOM

A dual aspect room fitted with a range of matching units to two sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the rear allowing lovely rural views. At one end there is a built in stainless steel single oven and grill with inset 6 ring gas hob and stainless steel extractor fan over. The Kitchen also benefits from a good sized Dining Area, a radiator, space and point for a fridge freezer, a fully glazed back door leading out to the rear of the property, and a further door into the

UTILITY ROOM

fitted with a range of matching wall and floor units along one wall including space and plumbing for a washing machine and the wall mounted 'Ideal' mains gas boiler providing domestic hot water and servicing radiators. At one end there is a window, a radiator and a door opening into a deep walk-in Storage Cupboard.

STAIRS AND LANDING

Returning to the Entrance Hall, easy turn stairs with hand rail to one side lead to the First Floor Landing with doors off to all principal rooms and Velux window.

BEDROOM 1

A large double bedroom with window to the side with radiator below. At one end there is a double built-in wardrobe and a single wardrobe both fitted with hanging rails and storage shelving. On one side a door opens into the

ENSUITE SHOWER ROOM

fitted with a matching white suite comprising a fully tiled shower cubicle housing a 'Mira Sport' electric shower with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with tiled splash backs. The Shower Room also benefits from a window to the rear, a radiator and an extractor fan.

BEDROOM 2

Another double bedroom with window to the rear allowing lovely rural views with radiator below.

BEDROOM 3

Another double bedroom with window to the rear allowing lovely rural views with radiator below.

BEDROOM 4

with window to front with radiator below and built-in wardrobe.

BATHROOM

fitted with a matching white suite comprising a panel bath with fully tiled splashbacks, mixer tap and 'Mira Sport' electric shower over with glazed shower screen to one side; low level WC; and pedestal wash hand basin with mixer tap and backlit mirror fronted medicine cabinet over. The Bathroom is finished with a radiator, extractor fan and Velux window.

OUTSIDE

From the cul-de-sac, a brick paved drive allowing enough space for one car allows access to the Front Door and the main part of garden at the side of the house which is mainly laid to lawn and bordered by a raised flower bed. In one corner there is a timber Summer House providing useful storage and outdoor seating space allowing views across open countryside. On one side the fully glazed patio doors lead into the Sitting Room, whilst at the rear of the house there is a smaller area of garden which gives access to the fully glazed back Door into the Kitchen and also allows lovely rural views. 4 The Fieldings also benefits from a second dedicated off road parking space at the bottom of the cul-de-sac in the communal parking area.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 15 Mbps and Superfast 80 Mbps.

Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band D - £2,570.05 p.a. for 2026/27

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.

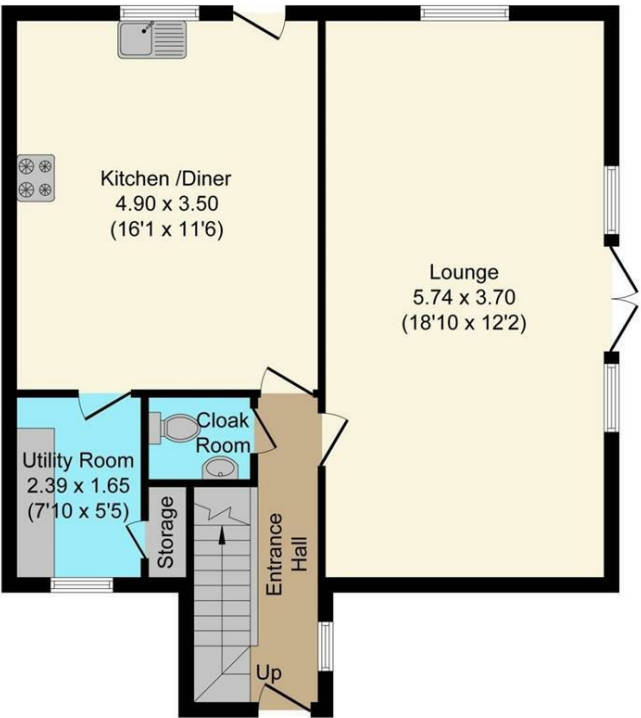
What3words - blackouts.think.displays

DISCLAIMER

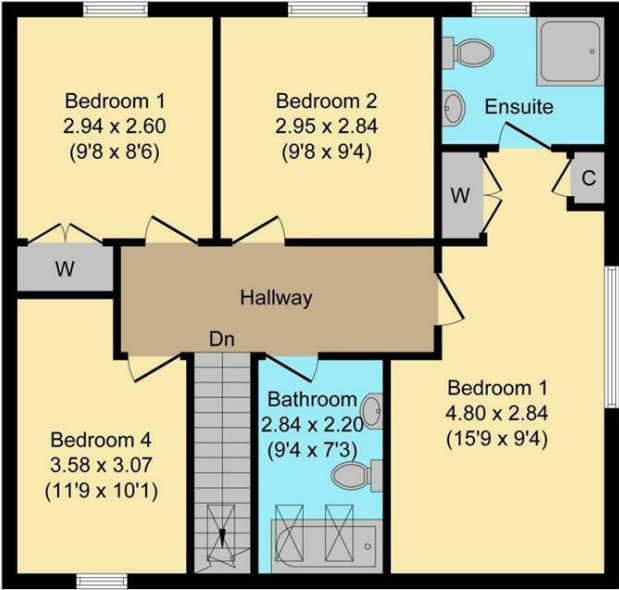
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Floor Plan



Ground Floor
Floor area 60.40 sq.m. (650.14 sq.ft.)



First Floor
Floor area 57.60 sq.m. (620.0 sq.ft.)

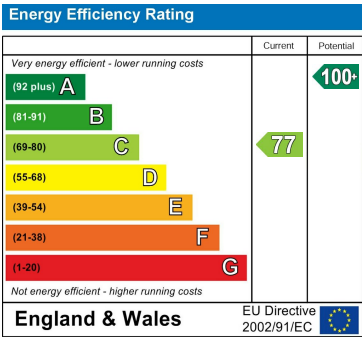
Total floor area: 118.0 sq.m. (1270.14 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

Area Map



Energy Efficiency Graph



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