



## **13 Langley Gardens, Chulmleigh, EX18 7DE**

**Price Guide £260,000**

A SEMI-DETACHED HOUSE situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh offering well laid out THREE DOUBLE BEDROOM accommodation including a Sitting Room, a Kitchen/Dining Room and a Conservatory with GOOD SIZED GARDENS and scope to create parking. In need of some modernisation but offered with NO ONGOING 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 Devon's scenic and rugged coastline, being approximately three-quarters of an hour drive.

## DESCRIPTION

13 Langley Gardens is an attractive semi-detached family house situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh enjoying lovely rural views down the Huntacott Valley at the front. The property dates back to 1948 and is of rendered brick construction under a pitched slate roof with colour washed elevations and mostly uPVC double glazing throughout. Internally 13 Langley Gardens offers comfortable three bedroom family accommodation including a light and spacious Sitting Room, a separate Kitchen/Dining Room, a Shower Room and a uPVC double glazed Conservatory. On the First Floor the property benefits from three good sized Bedrooms and a separate Cloakroom. Outside and to the front of the property there is a walled garden planted with shrubs, whilst at the rear there is a large enclosed garden with the benefit of a Greenhouse, a private paved

patio area and some useful storage sheds. Overall 13 Langley Gardens offers the opportunity for an affordable family home in need of some modernisation with good sized gardens, in a quiet street approximately ten minutes walk from the centre of Chulmleigh.

## ENTRANCE

From the front garden a paved step leads up to the fully glazed Front Door opening into the

## ENTRANCE HALL

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

## SITTING ROOM

A good sized room with window to the front and brick fireplace to one side housing a cast iron multi-fuel stove with back boiler providing back up domestic hot water and servicing radiators when lit, with tiled hearth and wooden surround and mantle. On either side of the fireplace there are built-in storage and display cupboards,

## KITCHEN/BREAKFAST ROOM

A good sized dual aspect Kitchen/Dining Room with tongue and groove panelled walls and ceiling, and range of matching wall and floor units to two sides under a laminate worksurface with tiled splash backs including and incorporating a single drainer stainless sink unit with mixer tap set below a window to the side overlooking the garden with space and plumbing for a washing machine and dish washer below. On one side there is a built-in eye level double oven and grill and an inset ceramic hob with extractor fan over set between a range of matching wall cupboards, whilst on the opposite side there is a useful walk-in understairs storage cupboard. The Kitchen is finished with a radiator, further wall cupboards, a door to the Inner Hall and a fully glazed door into the

## CONSERVATORY

being of half glazed construction on a brick plinth and set under a triple polycarbonate roof with fully glazed door opening out to the garden.

## INNER HALL

with door to the Bathroom and Airing Cupboard on one side housing a factory lagged hot water cylinder with electric immersion heater and range of slatted shelving.

## BATHROOM

A recently fitted Wet Room fitted with partially tiled walls, non slip floor and a matching white suite comprising a walk-in shower with wall mounted electric shower, seat and screen; a pedestal wash hand basin with shaver light over; and a low level WC. The Bathroom also benefits from a roof light, heated towel rail and extractor fan.

## **STAIRS AND LANDING**

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

## **BEDROOM 1**

A double bedroom with window to the rear overlooking the garden with radiator below.

## **BEDROOM 2**

Another double bedroom with window to the front allowing views of Langley Gardens and down the Huntacott valley in the distance, radiator

## **BEDROOM 3**

A small double room with window to the side with radiator below.

## **CLOAKROOM**

fitted with a low level WC and a wall mounted wash hand basin.

## **OUTSIDE**

From Langley Gardens and at the side of the house, a concrete drive, over which 13 Langley Gardens has a pedestrian right of way, leads to the rear of the property and a wooden pedestrian gate into the south facing rear garden which is mainly laid to lawn and bordered by mature shrubs benefitting from a wooden garden shed and a Greenhouse, Immediately to the rear of the house there is a secluded and private paved patio area with two useful storage sheds to one side, giving access into the Conservatory via the fully glazed door, From the paved patio area, a paved path leads to the front door and the walled front garden beyond which is planted with mature shrubs. Agents Note: the current owner has always parked their car at the bottom of the concrete drive behind the garden where there is a block of council owned garages, although there is no formal right to do so.

## **SERVICES & COUNCIL TAX**

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 17 and Superfast 88 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band B - £1,912.20p.a. for 2025/26

All services to be paid for by the tenant in addition to the rent

## **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 - limped.mobile.creatures

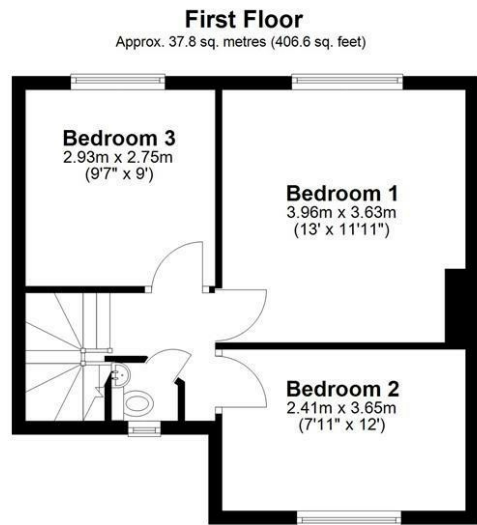
## **MONEY LAUNDERING REGULATIONS**

Under the Sanctions and Anti-Money Laundering Act 2018, we are required to conduct I.D./AML and proof of funds checks on all purchasers, once a sale has been agreed and before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies for these checks to be carried out.

## **DISCLAIMER**

Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

# Floor Plan

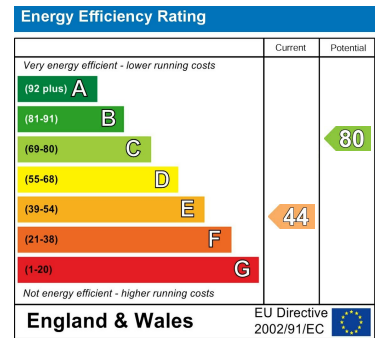


Total area: approx. 97.6 sq. metres (1050.5 sq. feet)

# Area Map



# Energy Efficiency Graph



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