



Homelands Church Street, Chulmleigh, EX18 7BY

Price Guide £400,000

**** BEST & FINAL OFFERS TO BE SUBMITTED BY MIDDAY ON FRIDAY, 30TH AUGUST 2024 **** An INDIVIDUAL DETACHED BUNGALOW situated on the outskirts of Chulmleigh overlooking the Little Dart Valley offering spacious FOUR BEDROOM accommodation in need of some general modernisation and improvement with AMPLE OFF-ROAD PARKING, AN ATTACHED SINGLE GARAGE and a large gently sloping lawned GARDEN allowing superb FAR REACHING VIEWS.

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

Homelands is an individual detached bungalow situated in a Conservation Area on a good sized plot in an outstanding location on the outskirts of Chulmleigh allowing lovely rural views down the Little Dart Valley but within walking distance of the towns shops and services. Built in the late 1970's the property is of modern insulated cavity block construction under a pitched tiled roof with rendered and colour washed elevations and painted wood double glazed windows throughout. Internally the well laid out and spacious accommodation briefly comprises a spacious Entrance Hall, a light and spacious dual aspect Sitting/Dining Room, a Kitchen with separate Utility area, four Bedrooms, a Bathroom and a Shower Room. Homelands has been in the same ownership since it was built and would now benefit from some general modernisation and improvement including refitting

the Kitchen and Bathroom suites, replacing the windows, redecorating and recarpeting throughout. Outside the bungalow benefits from ample off-road parking for several cars giving access to the attached Single Garage, whilst surrounding the property there is a large, gently sloping garden which is mainly laid to lawn and benefits from a small Orchard, a Greenhouse and allows lovely rural views up and down the Little Dart Valley.

ENTRANCE

From the front, two concrete steps lead up to the fully glazed Front Door with matching glazed panel to one side, opening into the

ENTRANCE HALL

with doors off to all rooms, night storage heater, hatch to roof space and telephone point. On one side is a built-in Cloaks Cupboard fitted with hanging rail and storage shelf, whilst further to one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving. From the Entrance Hall fully glazed French doors overlook and lead into the

SITTING/DINING ROOM

A dual aspect 'L' shaped room with two picture windows to the front allowing good natural light and lovely far reaching views down the Little Dart Valley, whilst to the side a window overlooks the garden. At the rear of the room, there is a brick fireplace housing an open grate with tiled hearth and wooden mantle over. The room is finished with two night storage heaters and a door into the

KITCHEN

being fitted with a range of matching wall and floor units to two and a half sides under a laminate worksurface with tiled splash backs including and incorporating a single drainer double sink stainless steel sink unit set below a window to the rear overlooking the garden. The Kitchen also benefits from space and point for an electric cooker, space and point for a fridge freezer, space and point for an under counter fridge, and a night storage heater. On one side a doorway leads through to the

UTILITY ROOM

fitted with a single drainer stainless steel sink unit with cupboard below and space and plumbing for a washing machine to one side. In one corner there is a useful built-in storage cupboard, whilst to the rear, a window and fully glazed Back Door overlooks and leads out to the Rear Garden.

BEDROOM 1

A double bedroom with window to the front allowing lovely rural views across the garden and down the Little Dart Valley. In one corner there is a built-in wardrobe fitted with hanging rail and storage shelving.

BEDROOM 2

A double bedroom with window to the front allowing lovely rural views across the garden and down the Little Dart Valley. In one corner there is a built-in wardrobe fitted with hanging rail and storage shelving.

BEDROOM 3

A double bedroom with window to the rear overlooking the garden and night storage heater. In one corner there is a built-in wardrobe fitted with hanging rail and storage shelving.

BEDROOM 4

A single bedroom with window to the rear overlooking the garden and night storage heater.

SHOWER ROOM

fitted with a matching white suite comprising a fully tiled shower cubicle housing a 'Mira Excel' mixer shower with glazed shower screen to one side; a pedestal wash hand basin with tiled splashbacks, and a low level WC set below and obscure glazed window to the rear.

BATHROOM

Fitted with a matching white suite comprising a panel bath with tiled splash backs, a pedestal wash hand basin also with tiled splash backs, and a low level WC set below an obscure glazed window to the rear. The Bathroom also benefits from a heated towel rail.

OUTSIDE

From Church Street, double wrought iron gates open onto a gently sloping concrete drive and turning area, allowing access into the attached Single Garage with concrete floor, metal up and over door and light and power connected. On one side of the drive there is a good sized area of walled lawned garden which leads down the side of the bungalow and continues around to the front, whilst immediately to the side of the bungalow a wide concrete path also leads along the side and around to the Front Door into the Entrance Hall. At the front of Homeland there is a wide lawn bordered by a chain link fence which overlooks the adjoining cemetery, open farmland and the Little Dart Valley beyond. At the far end of the bungalow, the lawn and path continues up the side to a small Orchard and a Greenhouse, and then returns along the rear of the bungalow to the Garage and Parking Area. The path leads past the Back Door into the Utility Room and passes the outside tap.

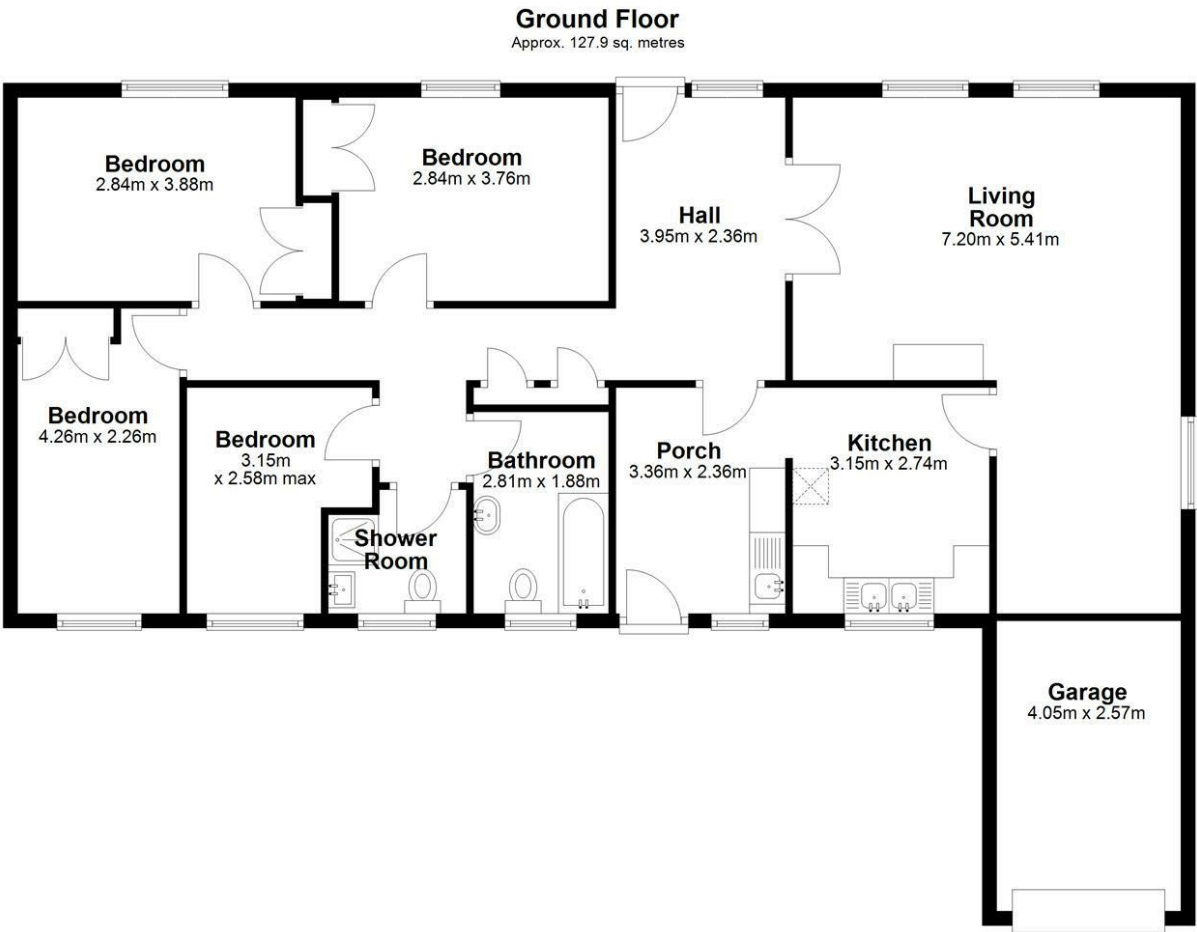
SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 40 Mbps. Mobile Phone coverage by EE, 02 and Vodafone.

VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan



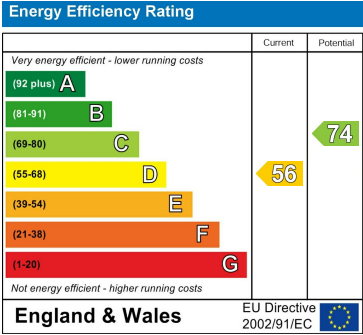
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Homelands, Chumleigh

Area Map



Energy Efficiency Graph



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