



**13 Four Ways Drive, Chulmleigh, EX18 7AZ**

**Price Guide £450,000**

A newly modernised DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties near the centre of Chulmleigh offering spacious and exceptionally well presented THREE BEDROOM accommodation including a feature OPEN-PLAN KITCHEN/DINING/SITTING ROOM with OFF-ROAD PARKING and LARGE GARDEN.

## 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, Indian takeaway and kebab shop 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 hour drive.

## DESCRIPTION

13 Four Ways Drive is a newly renovated and much improved detached bungalow situated in a quiet cul-de-sac of similar properties near the centre of Chulmleigh and within walking distance of the doctors surgery and the dentist. The property was built in the late 1980's and is of modern timber framed insulated cavity block construction under a tiled roof with a more recent single storey extension to the rear under a flat roof, all with rendered and colour washed elevations. Internally the beautifully presented and well laid out accommodation briefly comprises an Entrance Hall, a Cloakroom, a large Open Plan Kitchen/Dining/Living Area, a Garden Room/Study, three Bedrooms and a Bathroom. 13 Four Ways Drive has recently been the subject of complete renovation and redecoration throughout, as well as having stylish Kitchen and Bathroom suites fitted, and an air source heat pump providing

domestic hot water and servicing radiators. 13 Four Ways Drive also benefits from a wood burner in the Sitting Room, modern oak board doors and oak effect flooring throughout. Outside and to the front of the bungalow there is a good sized Front Garden and off-road parking for at least two cars, whilst at the rear of the bungalow there is a larger more private garden which has been beautifully landscaped and designed to create a really super addition.

## ENTRANCE

From the parking area, a concrete path leads up to the Front Door opening into

## ENTRANCE HALL

with oak board doors to the Cloakroom, Bedroom 1, Bedroom 2 and Bathroom and fully glazed french doors into the Open-Plan Kitchen/Living/Breakfast Room. The Entrance Hall is finished with inset ceiling down lighting, coved ceiling, hatch to roof space, radiator, ample coat hanging space and an attractive oak board floor. On one side is a useful Cloaks Cupboard fitted with hanging rail and storage shelving.

## CLOAKROOM

fitted with a matching white suite comprising a low level WC set below an obscure glazed window to the front with radiator to one side, and pedestal wash hand basin. The Cloakroom is finished with an oak effect board floor and a coved ceiling.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

A large dual aspect room with window to the side and fully glazed sliding patio doors to the rear overlooking and leading out to the garden. In one corner there is a well fitted modern Kitchen with a range of matching white gloss units to two sides under a granite work surface including and incorporating an inset sink unit with chrome mixer tap and integrated 'Bosch' dishwasher below. At one end there is a space and point for an American style fridge freezer set below a range of matching wall cupboards including a bottle bank and a larder cupboard. On one side there is a space and point for a range cooker with stainless steel extractor fan over, whilst on the opposite side there is a matching island unit also under a granite work surface including a range of storage drawers, attractive overhead lights and a breakfast bar. The Kitchen Area is finished with inset ceiling down lighting, coved ceiling, a radiator, an internal window into the Garden Room and an oak effect board floor. Beyond the Kitchen there is a good sized Dining Area also with coved ceiling and radiator to one side. At the rear of the room there is a large Sitting Area with exposed stone fireplace to one side housing a multi-fuel stove with inset heavy beam over. The Sitting Room also benefits from a coved ceiling, wall lights, TV point, oak effect board floor and door into the

Strictly by appointment with the agents.

## **GARDEN ROOM**

with over head sky light and triple bi-fold doors overlooking and leading out to the garden, with coved ceiling, TV point, oak effect board floor and inset ceiling down lighting. At one end doors lead into Bedroom 3 and the Service Cupboard housing the pressurized hot water cylinder with electric immersion heater and space and plumbing for a washing machine and tumble dryer.

## **BEDROOM 3**

A good single room with window to the front, coved ceiling and oak effect board floor.

## **BEDROOM 1**

Returning to the Entrance Hall, a door opens into a large dual aspect double bedroom with radiator, coved ceiling and TV point.

## **BEDROOM 2**

Another dual aspect double bedroom with coved ceiling, radiator and TV point.

## **BATHROOM**

with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer shower at one end with folding shower screen to one side, and stainless steel mixer tap at the other end with telephone style shower attachment; a pedestal wash hand basin and low level WC both set below an obscure glazed window at the side. The bathroom is finished with an extractor fan and a ceramic tiled floor.

## **OUTSIDE**

From Four Ways Drive, a concrete drive providing parking for at least two cars gives access to a concrete path leading up to the Front Door, on one side of the parking area there is a good sized front garden which is mainly laid to lawn and bordered by hedging. On one side of the bungalow a wrought iron pedestrian gate opens onto a paved path leading alongside the bungalow to the rear and a raised paved patio area which gives access into the Sitting Room via the sliding patio doors and creates a really super Summer Seating area. At the far end of the patio area, passing the doors into the Garden Room, there is a useful wooden Garden Shed whilst beyond the patio there is a large garden which is mainly laid to lawn and interspersed with mature trees and shrubs creating a really super feature. The paved path continues along the remaining side of the bungalow passing the air source heat pump and through a second wrought iron pedestrian gate returning to the parking area.

## **SERVICES**

Mains electricity, water and drainage. Air Source Heat Pump providing domestic hot water and servicing radiators. Telephone connected subject to BT Regulations.

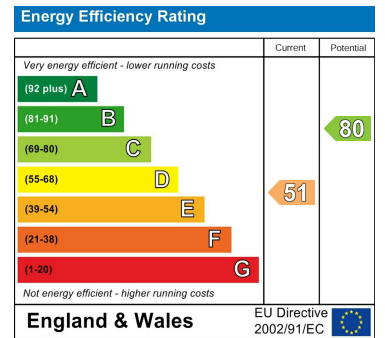
## **VIEWING**

# Floor Plan

## Area Map



## Energy Efficiency Graph



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