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19 Four Ways Drive, Chulmleigh, EX18 7AZ

Price Guide £450,000

A spacious and exceptionally well presented DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh offering versatile and highly adaptable FIVE/SIX BEDROOM and THREE BATHROOM accommodation including a modern Kitchen, Utility Room, a Sitting Room, a Study and a Conservatory, with OFF-PARKING for two cars and a LARGE WELL MANAGED GARDEN.

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

19 Four Ways Drive is an exceptionally well presented and spacious detached bungalow, situated on a good sized corner plot in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh. Built in the early 1980's, the property is of modern insulated timber framed construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. The property was substantially extended in 2009 which added three further bedrooms and two bathrooms to the already spacious three bedroom and one bathroom accommodation. 19 Four Ways Drive is a highly adaptable, light and airy bungalow which benefits from a well fitted modern Kitchen with separate Utility Room. stylish Bathroom suites, a uPVC Conservatory and oil fred central heating throughout. Outside and to the front is an off-road parking area, allowing enough space for at least two cars, whilst at the side and rear of the bungalow there is a good sized level garden which is mainly laid to lawn and interspersed with established flower beds and a pond creating a really super addition.

ENTRANCE

From the parking area, a uPVC double glazed Front Door opens into the

ENTRANCE HALL

with archways to the Kitchen and Utility Room, and door to the Sitting Room, ceramic tiled floor, radiator and inset ceiling down lighters.

KITCHEN

A well fitted modern Kitchen including a range of matching floor units to three sides under a laminate work surface with matching upstand, incorporating a single drainer sink unit with mixer tap, a built-in eye level double oven, grill and microwave oven, and an inset five ring ceramic hob with extractor fan over. The Kitchen also benefits from an integrated fridge and freezer, inset ceiling down lighting, windows to the front and rear, and ceramic tiled floor.

UTILITY ROOM

Another dual aspect room with window to the side and and fully glazed Back Door with glazed panel to one side overlooking and leading out to the garden. On one side there is a laminate work surface with space and plumbing for a washing machine and dishwasher below. The Utility Room is finished with a broom cupboard, inset ceiling down lighting and ceramic tiled floor.

SITTING/DINING ROOM

A good sized room with window to the rear and fully glazed French Doors overlooking and leading out to the Conservatory. On one side there is a door to the Inner Hall whilst at one end a further door leads out to the Rear Hall. The Sitting Room also benefits from inset ceiling down lighters, radiator, oak board flooring and TV point.

CONSERVATORY

being of uPVC double glazed construction under a pitched glazed roof with fully glazed French Doors overlooking and leading out to the garden and ceramic tiled floor.

REAR HALL

with doors to the Master Bedroom, Bedroom 2, Bedroom 3 and the 'Jack n Jill' Shower Room. The Hall is finished with inset ceiling lights, under floor heating and an oak board floor.

MASTER BEDROOM

A good sized double bedroom with window to the rear, inset ceiling down lights, oak board floor, under floor heating and full range of built-in wardrobes

fitted with hanging rails and storage shelving. In one corner a door opens into the

EN-SUITE BATHROOM

fitted with a matching white suite comprising a panel spa bath with fully tiled splash backs and stainless steel mixer taps; a fully boarded shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a built-in vanity unit with stainless steel taps and a low level WC. The Bathroom is finished with a ceramic tiled floor, a chrome ladder towel rail, a uPVC double glazed window to the side, underfloor heating and inset ceiling down lights.

BEDROOM 2

A double bedroom with window to the rear, under floor heating, TV point and door to the

JACK N JILL SHOWER ROOM

fitted with a fully tiled shower cubicle housing a mixer shower with a glazed shower screen to one side; a low level WC; and a built-in vanity unit with stainless steel mixer tap. The Shower Room is finished with a chrome ladder towel rail, a ceramic tiled floor and inset ceiling down lighters. At one end a door opens into

BEDROOM 3

Another double bedroom with window to the rear, oak board floor, under floor heating and triple ceiling spot light.

INNER HALL

Returning to the Sitting Room, a door opens into the Inner Hall with further doors to Bedrooms 4 & 5, the Study and Bathroom 3. On one side a door opens into the Airing Cupboard housing a radiator with range of slatted shelving over. The Hall is finished with inset ceiling down lighting and an oak board floor.

BEDROOM 4

A double bedroom with window to the front with radiator below, oak board floor and built in wardrobe.

BEDROOM 5

Another double bedroom with window to the front with radiator below and oak board floor.

STUDY

Previously used as a bedroom with window to the side with radiator below, laminate flooring.

BATHROOM

fitted with a matching white suite comprising a fully boarded double shower cubicle with stainless steel mixer shower and glazed shower screen to one side; built-in vanity unit with stainless steel mixer tap; and a low level WC. The Bathroom is finished with a ceramic tiled floor, chrome ladder towel rail, inset down lighting and a linoleum floor covering.

OUTSIDE

From Four Ways Drive, a concrete drive allowing parking for two cars gives access to the Front Door. On one side a wooden pedestrian gate leads down the side of the bungalow, passing the Back Door into the Utility Room, to the Rear Garden and a small paved patio area which provides access into the Conservatory and a private Summer seating area. Beyond the Conservatory is a larger area of lawned garden, bordered by well kept flower beds, leading to a super wildlife pond being a real focal point of the garden. Beyond the pond is a larger area of lawn which is bordered by wooden panel fencing affording a high degree of privacy and seclusion. At one end a wooden pedestrian gate opens into the oil tank enclosure, whilst on one side is the external oil fired boiler providing domestic hot water and servicing radiators.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Oil fired boiler providing domestic hot water and servicing radiators and under floor heating.
Satellite available via Sky.
Broadband speed is Basic 18 Mbps Superfast 71 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band E - £3148.49.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 - piano.instincts.caged

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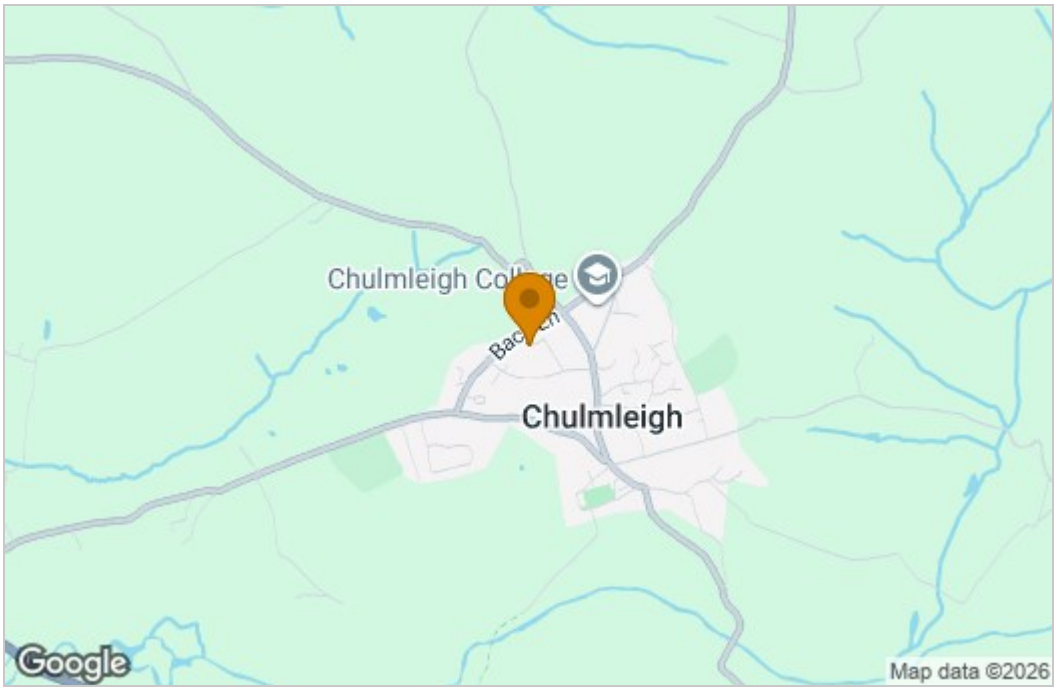
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Floor Plan

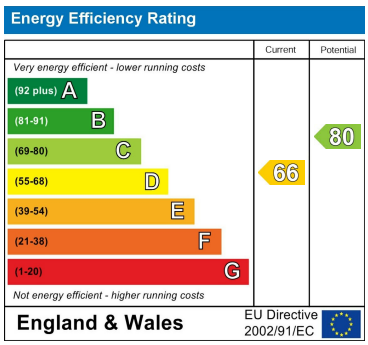


19 Four Ways Drive, Chulmleigh

Area Map



Energy Efficiency Graph



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