



17 Kings Park, Chulmleigh, EX18 7DJ
Price Guide £475,000

A substantial DETACHED MODERN HOUSE situated in a quiet cul-de-sac of similar properties a short walk from the centre of Chulmleigh offering spacious and well laid out FOUR BEDROOM & TWO RECEPTION ROOM ACCOMMODATION PLUS A CONSERVATORY with the benefit of OFF-ROAD PARKING, A DETACHED DOUBLE GARAGE and a good sized REAR GARDEN. Offered with No-On Going Chain.

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 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 hours drive.

DESCRIPTION

17 Kings Park is a sizeable modern detached house situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh. The property was built to an exceptionally high standard in 1998 by Prowting Homes and is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and oil fired central heating throughout. Internally the spacious and well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Utility Room, a Dining Room/Study, a Kitchen/Breakfast Room, a Sitting Room and a modern uPVC double glazed Conservatory, whilst on the first floor there is a Master Bedroom with En-Suite Shower Room, three further Bedrooms and a family Bathroom. The current owners have redecorated 17 Kings Park throughout and made

some improvements, however the property would still benefit from new Kitchen and Bathroom suites and some new floor coverings. Outside and to the side of 17 Kings Park there is ample off road parking for at least two cars allowing access into the Detached Double Garage, whilst at the rear of the property there is a good sized enclosed private Rear Garden, which is mainly laid to lawn with mature shrub borders and a south facing paved patio area creating a lovely Summer seating area and an ideal site for flower pots and planters. Overall 17 Kings Park offers the opportunity for a sizeable family home situated within walking distance of Chulmleigh's shops and amenities, with the benefit of ample parking, double garage and good sized level gardens.

ENTRANCE

From the shared drive, a paved path and steps lead down to the fully glazed double doors opening into the

STORM PORCH

with window to one side, overhead light and door opening into the

ENTRANCE HALL

with doors to the Utility Room, Cloakroom, Dining Room/Study, Sitting Room and Kitchen/Breakfast Room and stairs leading to the First Floor Landing with useful storage cupboard below. The Hall also benefits from a window to one side.

UTILITY ROOM

with window to the front, laminate flooring, hatch to roof space, space and plumbing for a washing machine and fridge freezer. In one corner is the 'Grant' oil fired boiler providing domestic hot water and servicing radiators.

CLOAKROOM

with matching white suite comprising a high level toilet and a wall mounted wash hand basin with cupboard below. The Cloakroom is finished with a window to one side, radiator, built-in mirror, shelf and wooden board flooring.

KITCHEN/BREAKFAST ROOM

A good sized Kitchen/Breakfast Room allowing enough space for an eight seater Dining Room table with window to the rear overlooking the garden, half glazed Back Door leading outside and fully glazed sliding Patio doors overlooking and leading into the Conservatory. At one end there is a range of matching wall and floor units to two sides under a composite worksurface with tiled splashbacks. At one end there is a stainless steel double sink and double drainer sink unit with plinth heater below, whilst on one side there is a built-in double oven and grill, an inset four hob and pull out extractor fan over set between a range of matching wall units, and a

Zanussi dishwasher. The Kitchen also benefits from a radiator, a small fridge, telephone point, and laminate flooring throughout.

DINING ROOM/STUDY

A good sized Dining Room with window to the rear overlooking the Conservatory, radiator and laminate floor.

SITTING ROOM

A good sized dual aspect room with bay window to the front overlooking the parking area and fully glazed sliding patio doors to the rear overlooking and leading into the Conservatory. On one side there is a stone effect working fireplace (not currently in use) with marble hearth and slips. The Sitting Room is finished with two radiators, wooden board flooring and TV point.

STAIRS AND LANDING

Returning to the Entrance Hall, easy turn stairs with window to one side lead to the First Floor Landing with doors to all principal rooms, radiator and hatch to roof space. On one side is the Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater, timer and slatted shelf over.

MASTER BEDROOM

A good sized double bedroom with two windows to the rear allowing roof top views over Chulmleigh to open countryside in the distance, with radiator below, TV point and telephone point. In one corner there are two built-in wardrobes fitted with hanging rails, whilst on one side a door opens into an

EN-SUITE SHOWER ROOM

fitted with a matching white suite comprising a fully tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen; a low level WC; and a built-in vanity unit with cupboard below. The bathroom is finished with a radiator, window to one side, shaver light and an extractor fan.

BEDROOM 2

Another double bedroom with window to the front with radiator below.

BEDROOM 3

Another double bedroom with window to the rear allowing glimpses of open countryside with radiator below.

BEDROOM 4

A good sized single bedroom currently used as a Study with window to the rear allowing rooftop views over Chulmleigh to open countryside in the distance.

BATHROOM

with partially tiled walls and a matching white suite comprising a panel bath with stainless steel mixer

taps, wall mounted shower attachment over and glazed shower screen to one side; a low level WC; and a built-in vanity unit with drawers to one side. The bathroom is finished with a heated towel rail, window to the front, shaver light and an extractor fan.

OUTSIDE

From Kings Park, a shared drive over which 17 Kings Park has a pedestrian and vehicular right of way leads to a dedicated parking area allowing enough space for two cars and access into the Detached Double Garage with two wooden up and over doors, fully glazed pedestrian door leading into the garden, concrete floor, and power and light connected. At the front of the house there is a small walled front garden with paved steps leading down to the Front Door. At the side of the garage a wooden pedestrian gate leads into the Rear Garden which is mainly laid to lawn and interspersed with mature trees and shrubs. The garden is of a good size, is bordered by wooden panel fencing and benefits from a paved patio immediately to the rear of the house which creates a lovely Summer seating area and allows access into the Conservatory via the glazed pedestrian doors.

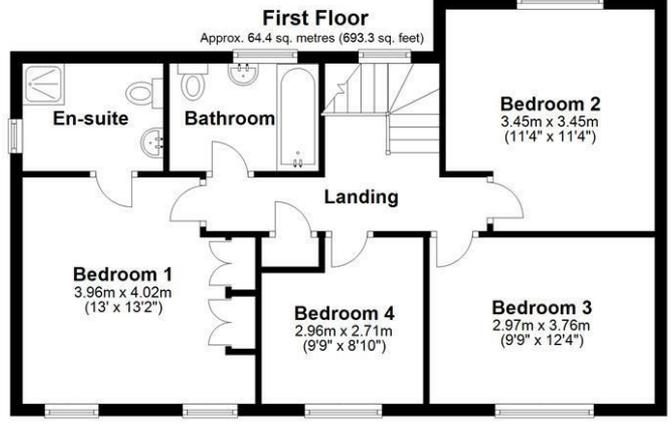
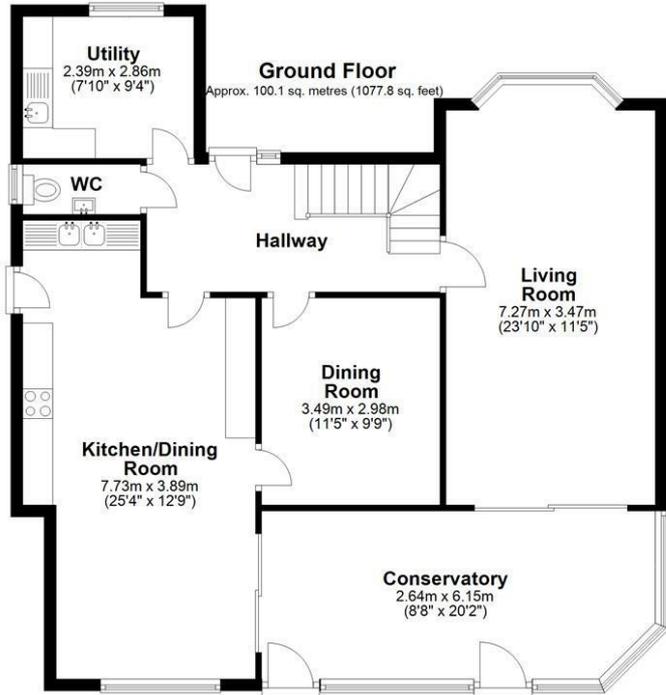
SERVICES

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, O2 and Vodafone. Council Tax Band E - £3004.86 2025/26)

VIEWING

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

Floor Plan



Total area: approx. 164.5 sq. metres (1771.0 sq. feet)

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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