KEENORS.CO.UK









8 Ladywell Meadows, Chulmleigh, EX18 7DX

Price Guide £265,000

A modern MID TERRACE HOUSE situated in a quiet cul-de-sac offering spacious and well presented THREE BEDROOM and TWO BATHROOM accommodation including a Sitting Room, Modern Kitchen, Conservatory and a Cloakroom, with DEDICATED OFF-ROAD PARKING FOR TWO CARS AND ENCLOSED LEVEL GARDEN. Offered with No-On Going 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 Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

8 Ladywell Meadows is a modern mid terrace house situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh just off the estate green space, being of modern insulated timber framed construction under a tiled roof with rendered and colour washed elevations and a uPVC double glazed Conservatory to the rear. The property has recently been redecorated throughout and partially recarpeted, and offers exceptionally well presented three bedroom and two bathroom accommodation including a modern Kitchen, a Sitting Room and a Conservatory which overlooks the garden. 8 Ladywell Meadows also benefits from a ground source heat pump supplying domestic hot water and servicing the underfloor heating and radiators. Outside and to the rear of the property there is an enclosed level garden with a Garden Shed and a wooden pedestrian door out to the communal parking area where 8 Ladywell Meadows benefits from 2 allocated parking spaces. (AGENTS NOTE: There is annual service charge to be paid for management of the shared/green spaces on the development by Welden Edwards Ltd. The cost for 01/07/26 - 30/06/27 is £129.86).

ENTRANCE

From the front a paved path leads up to the composite wood effect Front Door opening into the

ENTRANCE HALL

with doors to the Kitchen, Sitting Room and Cloakroom, and easy turn stairs leading to the First Floor Landing. The Hall also benefits from a smoke alarm, central heating control panel and service cupboard housing the electric meters and fuse boxes and telephone point.

KITCHEN

A light and airy Kitchen fitted with a range of cream shaker style units to two sides under a butchers block work surface with matching upstand and inset one and a half bowl single drainer stainless steel sink unit with mixer tap and space and plumbing for a washing machine and dish washer below. On one side is a built in stainless steel double oven and grill with inset four ring ceramic hob and pull out extractor fan over set between a range of matching wall units. The Kitchen is finished with a ceramic tiled floor, a window to the front, a radiator and a track of four ceiling spot lights.

CLOAKROOM

with partially tiled walls and matching white suite comprising a low level WC and a wall mounted wash hand basin with stainless steel mixer tap. The Cloakroom is finished with a window to the front.

SITTING ROOM

A good sized room with fully glazed French Doors overlooking and leading out to the Conservatory with window to one side, also overlooking the garden. On one side there is a useful understairs storage cupboard.

CONSERVATORY

Being of uPVC double glazed construction under a triple polycarbonate roof with a fully glazed door overlooking and leading into the garden.

STAIRS AND LANDING

Returning to the Entrance Hall, easy turn stairs with hand rail to one side lead to the First Floor Landing with doors to the Bedrooms and Family Bathroom, hatch to roof space, smoke alarm, extractor fan and radiator. On one side a door opens to an over-stair cupboard housing the Vaillant pressurised hot water cylinder with control panel to one side

BEDROOM 1

A good sized double bedroom with window to the

rear with radiator below, built-in double wardrobe and further built-in double wardrobe with double mirrored doors. On one side a door opens into the

EN-SUITE SHOWER ROOM

with partially tiled walls and matching white suite comprising a fully tiled corner shower cubicle with stainless steel mixer shower and glazed shower screen; low level WC and wall mounted wash hand basin. The En-suite also benefits from a window to the side, an extractor fan, shaver point and a heated towel rail.

BEDROOM 2

Another double bedroom with window to the front overlooking The Green with radiator below, built-in wardrobe.

BEDROOM 3

A single bedroom with a window to the front with radiator below, TV point.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel taps, mixer shower over with glazed shower screen to one side; a low level WC set below a window to the rear; and a wall mounted wash hand basin. The Bathroom is finished with an extractor fan and a heated towel rail.

OUTSIDE

Outside and to the rear of the property there is an enclosed level garden which is mainly laid to lawn benefitting from a wooden Garden Shed and a pedestrian door to the side out to the communal parking area where 8 Ladywell Meadows benefits from 2 allocated parking spaces.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 17 Mbps and Superfast 900Mbps.
Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider)
Council Tax Band C - £2,289.81p.a. for 2026/27

There is annual service charge to be paid for management of the shared/green spaces on the development by Welden Edwards Ltd. The cost for 01/07/26 - 30/06/27 is £129.86

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.

In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.

For sat nav purposes - please use the property address or postcode.

What3words - ///tweaked.tailwind.insect

DISCLAIMER

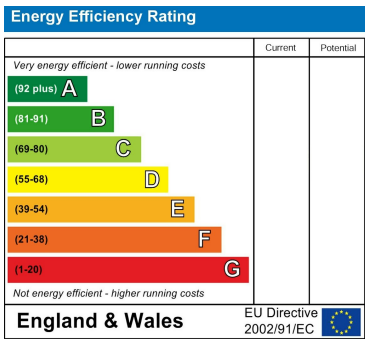
Please be aware
(1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.
(2) In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.
(3) Our details are produced in good faith & all property information provided as accurately as possible with the vendors'/Landlords' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers/prospective tenants to contact us with any queries about the property either prior to or after viewing.
(4) All measurements, photos, and distances mentioned are approximate.
(5) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not tax specialists or 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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bonds Corner House Fore Street, Chulmleigh, Devon, EX18 7BR
Tel: 01769 580666 Email: enquiries@keenors.co.uk https://www.keenors.co.uk/