



5 Kings Park, Chulmleigh, EX18 7DJ

Guide Price £250,000

A modern SEMI-DETACHED HOUSE situated on a popular development near the centre of Chulmleigh offering well presented and spacious THREE BEDROOM and TWO RECEPTION ROOM accommodation with off road PARKING, SINGLE GARAGE and PRETTY GARDEN. Internal Inspection advised.

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 butcher, bakery, dairy, newsagent, hardware store 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, bank, 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

5 Kings Park is a most attractive semi-detached house conveniently situated for the centre of Chulmleigh on a popular development built by Prowling Homes in 1998. The house is of modern insulated cavity block construction under a pitched tiled roof with a more recent two storey timber framed extension to the side also of insulated cavity block construction and encompassing the Sitting Room and the Master Bedroom, all with rendered and colour washed elevations. Internally the accommodation is well presented throughout and briefly comprises an Entrance Hall, a spacious Dining Room/Family Room, a dual aspect Sitting Room, a modern Kitchen, a Rear Hall, Three Bedrooms, a Bathroom and a spacious Landing/Office space. 5 Kings Park also benefits from electric heating and uPVC double glazing throughout. Outside and to the side of the property

there is off-road parking for one car allowing access into the Single Garage, whilst at the rear of the property there is a manageable level garden which comprises a paved patio creating a lovely Summer Seating area and a lawn with a raised bed to one side. Overall 5 Kings Park offers the opportunity for an affordable family home with parking, garage and garden in the popular town of Chulmleigh.

ENTRANCE

From Kings Park, a Front Door with inset glass lights and storm canopy over opens into the Entrance Hall with door to the Dining Room and stairs leading to the First Floor Landing. The Hall also benefits from a telephone point, night storage heater, smoke alarm and ample coat hanging space.

DINING ROOM

A good sized light and spacious room with bay window to the Front overlooking Kings Park, door to the side opening into the Sitting Room and wide archway to the rear leading into the Kitchen. In one corner a door opens into a useful Under-stairs Storage Cupboard, whilst on one side there is a night storage heater. The room also benefits from a TV and telephone point.

SITTING ROOM

Another light and spacious dual aspect room with two windows to the front overlooking Kings Park and fully glazed French Doors to the rear overlooking and leading out to the Rear Garden. The room also benefits from a night storage heater and a TV point.

KITCHEN

A well equipped modern Kitchen fitted with a range of cream shaker style units to three sides under a roll top work surface with up-stand including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the garden. On one side there is a space and point for a range cooker with a cooker hood over, whilst on the opposite side there is a space and point for a fridge/freezer. The Kitchen also benefits from a range of matching wall units, an integrated dishwasher, space and plumbing for a washing machine, a track of ceiling spot lights and a half glazed door to the rear leading into the Rear Porch.

REAR HALL

Of single block construction under a poly carbonate roof, lined and insulated with window to the rear providing useful boot and coat storage space.

LANDING

Returning to the Entrance Hall, stairs lead straight to the First Floor Landing with doors to the Study, Shower Room and Bedroom 2. On one side is a cupboard housing the pressurised hot water cylinder with electric immersion heater.

BEDROOM 2

A double bedroom with two windows to the front overlooking Kings Park with electric panel heater to one side.

STUDY

A useful study or occasional bedroom space with window to the rear overlooking the garden, telephone point, electric panel heater and doors to the Master Bedroom and Bedroom 3.

BEDROOM 1

A large double bedroom with two windows to the front overlooking Kings Park and electric panel heater.

BEDROOM 3

A single bedroom with window to the rear with electric panel heater below.

SHOWER ROOM

A modern Shower Room fitted with a built-in unit along one wall encompassing a vanity basin, a low level WC and a roll-top work surface with a useful range of cupboards below. In one corner there is a fully tiled shower cubicle with a glazed shower screen to the front housing a stainless steel mixer shower. The Shower Room also benefits from a window to the rear and a heated towel rail.

OUTSIDE

At the side of the property there is tarmac off road parking for one car allowing access into the Single Garage with up and over door, electricity and light connected and concrete floor. At the side of the drive a wooden pedestrian gate opens into a paved patio area creating a lovely Summer seating area. Beyond the patio area there is a manageable level lawn with raised vegetable bed to one side.

SERVICES

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations

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. 112.9 sq. metres (1214.9 sq. feet)

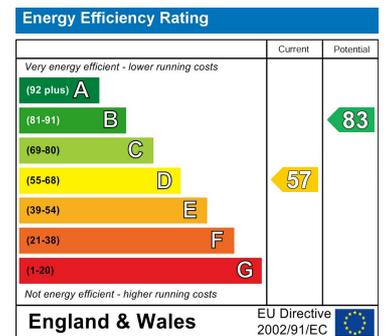
Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.

5 Kings Park

Area Map



Energy Efficiency Graph



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