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24 Kings Park, Chulmleigh, EX18 7DJ

Price Guide £300,000

An exceptionally well presented DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties in the centre of Chulmleigh offering well laid out TWO BEDROOM accommodation including a stylish Kitchen/Dining Room, a Sitting Room and a Bathroom with OFF-ROAD PARKING, SINGLE GARAGE and 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

24 Kings Park is a detached modern bungalow situated at the end of a quiet cul-de-sac of similar properties in the centre of Chulmleigh. The property was built approximately 25 years ago and is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the property offers well laid out and comfortable two double bedroom accommodation including a good sized Sitting Room, a most attractive and well fitted Kitchen/Dining Room and a Shower Room. 24 Kings Park has been much improved by the current owner including refitting the Kitchen and Bathroom suites, incorporating the Conservatory into the Kitchen to create a good sized Dining Area, and tastefully redecorating and reflooring throughout. The bungalow also benefits from electric wall mounted heaters and solar panels with a battery. Outside the bungalow is approached from the adopted road onto a shared drive and a dedicated off-road parking area for one car allowing access into the Single Garage with wooden up and over door, concrete floor and electricity and light connected. From the driveway a wooden pedestrian gate leads into the manageable level gardens which are completely private and lie to the side and rear of the bungalow, being mainly laid to lawn with raised shrub beds to the rear. Immediately to the rear of the property there is paved patio area with pergola over creating a super summer seating area, whilst in one corner there is an open fronted timber shed with decked area creating a more sheltered seating area.

ENTRANCE

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

ENTRANCE HALL

with a window to the front, cloaks cupboard to the rear housing the electric meters and fuse boxes and door into the

SITTING ROOM

A good sized room with window to the front allowing good natural light with radiator below and doors to the Kitchen and Inner Hall. On one side is a modern wood burner on a slate hearth creating a great focal point. The Sitting Room is finished with a TV and telephone point and an attractive oak board floor.

KITCHEN/DINING ROOM

A very stylish Kitchen/Dining Room fitted with a range of contrasting grey and blue wall and floor units to three sides under a granite work surface with tiled splash backs incorporating an island unit with inset ceramic sink unit and integrated dishwasher, On one side is a built-in double oven and grill , whilst on the opposites side there is an inset ceramic hob with stainless streel extractor fan over, set between a range of glass front display cabinets, and at the rear there is an eye level integrated microwave oven. The Kitchen is finished with inset ceiling down lighters and an oak board floor. Beyond the Kitchen there is a good sized Dining Area allowing enough space for a 6 seater Dining Room table with window to the rear overlooking the garden and fully glazed French Doors to one side also overlooking and leading out to the garden. The Dining Area is finished with an integral door to the Garage, an oak board floor and inset ceiling down lighting.

INNER HALL

Returning to the Sitting Room, a door leads into the Inner Hall with further doors to the Bedrooms and the Bathroom, and hatch to a fully boarded and lit roof space with extending loft ladder. On one side is

the Airing Cupboard fitted with a factory lagged pressurised hot water cylinder with electric immersion heater and range of slatted shelving.

BEDROOM 1

A double bedroom with window to the rear overlooking the garden with electric panel heater below, range of fitted wardrobes to one side fitted with hanging rails and storage shelving, oak board floor.

BEDROOM 2

Another double bedroom with window to the front with electric panel heater below, range of fitted wardrobes to one side fitted with hanging rails and storage shelving, and oak board floor.

BATHROOM

with part painted pine tongue and groove walls and matching white suite comprising a fully tiled panel bath housing a stainless steel mixer shower with glazed shower screen to one side; a builtin vanity unit with stainless steel mixer tap; and a low level WC. The bathroom is finished with a window to the rear, ceramic tiled floor, extractor fan and a chrome ladder towel rail

OUTSIDE

Outside the bungalow is approached from the adopted road onto a shared drive and a dedicated off-road parking area for one car allowing access into the Single Garage with wooden up and over door, concrete floor and electricity and light connected. Plumbing and waste has been installed at one end of the garage should an additional toilet/shower room or utility room be required in the future. From the driveway a wooden pedestrian gate leads into the manageable level gardens which are completely private and lie to the side and rear of the bungalow, being mainly laid to lawn with raised shrub beds to the rear. Immediately to the rear of the property there is paved patio area with pergola over creating a super summer seating area, whilst in one corner there is an open fronted timber shed with decked area creating a more sheltered seating area.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 18 Mbps and Superfast 41 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 C - £2,289.81 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 - ///regime.tell.bookings

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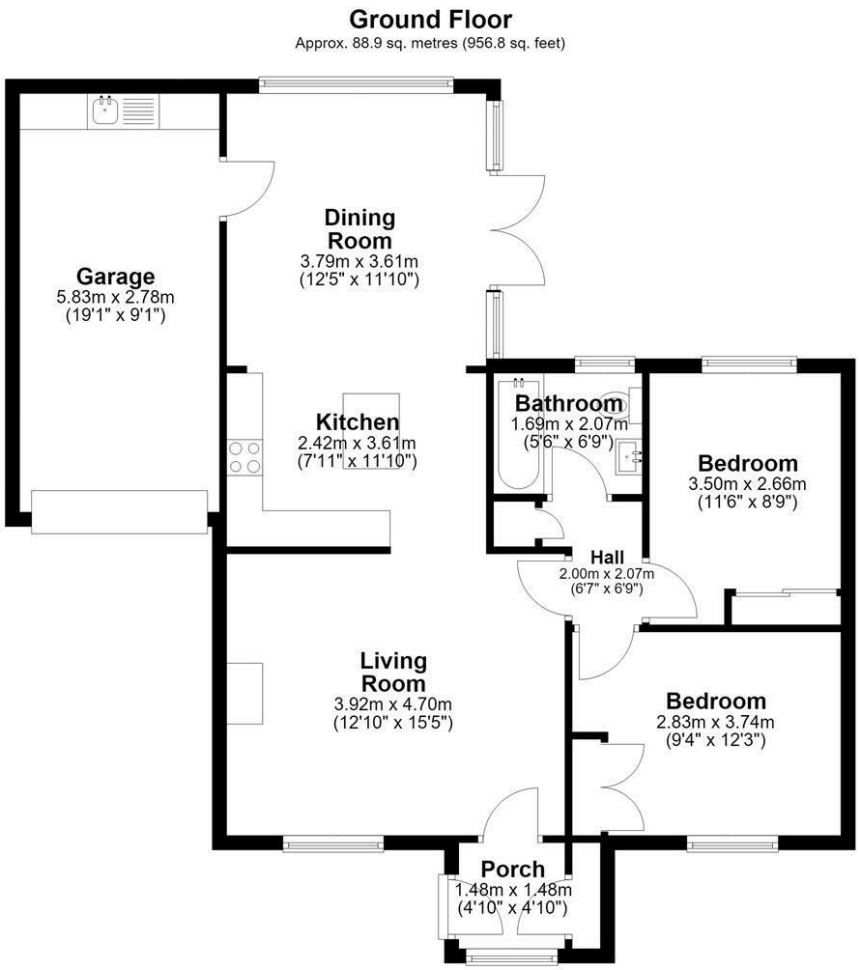
(3) All measurements, photos, and distances mentioned are approximate.
(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.
(5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

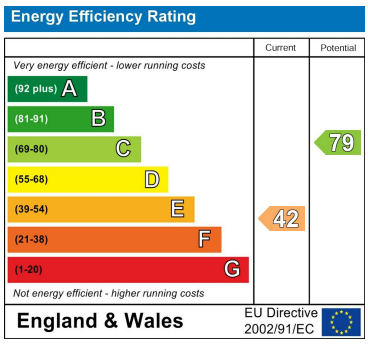
Floor Plan



24 Kings Park, Chulmleigh

Area Map

Energy Efficiency Graph



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