



4 Four Ways Drive, Chulmleigh, EX18 7AZ

Offers Over £350,000

**HELMORES**  
SINCE 1699

## 4 Four Ways Drive

Chulmleigh

- Fabulous extended detached bungalow
- 3 double bedrooms with master ensuite
- Modern open plan kitchen/dining
- Superb cul-de-sac location
- Living room opening onto garden
- Large level plot with south facing garden
- Fantastic rear garden with sheds
- Excellent rural walks nearby
- Close to town amenities and bus route
- No chain

Located just a short walk from the town's amenities within a thriving community as well as regular bus transport, this detached bungalow has a lot to offer. Being sold with no chain, there's an opportunity to purchase this extended property quickly and start enjoying the large sunny plot! Improved since the original build, the bungalow has been extended into the former garage to the side and extended at the rear and now offers large living spaces and good sized bedrooms with the creature comforts of a more modern design.



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There's oil fired central heating, UPVC double glazing and as part of the conversions, there's an ensuite and utility room added, as well as a reconfiguration to make the most of the layout.

There are 3 double bedrooms, the master having an ensuite shower room, all rooms are nicely decorated and ready to move into. The family bathroom is also modern with a white suite. The kitchen is a sociable, large and light room with plenty of storage and room for a large dining table, forming the heart of the home. The living room extension on the rear is open to the dining area and has patio doors to the south facing garden. There's also a useful utility room off the kitchen too. Outside, a driveway provides off-road parking for at least 2 vehicles and the front garden is a mix of level lawn and some planted borders. There's access to the sides for entry to the rear garden which is surrounded by timber fencing, south facing and level. It's mainly laid to lawn with a large patio and an additional area to the side with raised beds. At the bottom of the garden is a garden shed and a larger structure which was previously used as a golf studio but is now more suited to storage.



Please see the floorplan for room sizes.

Current Council Tax: Band D – North Devon 2024/25-  
£2350.75

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

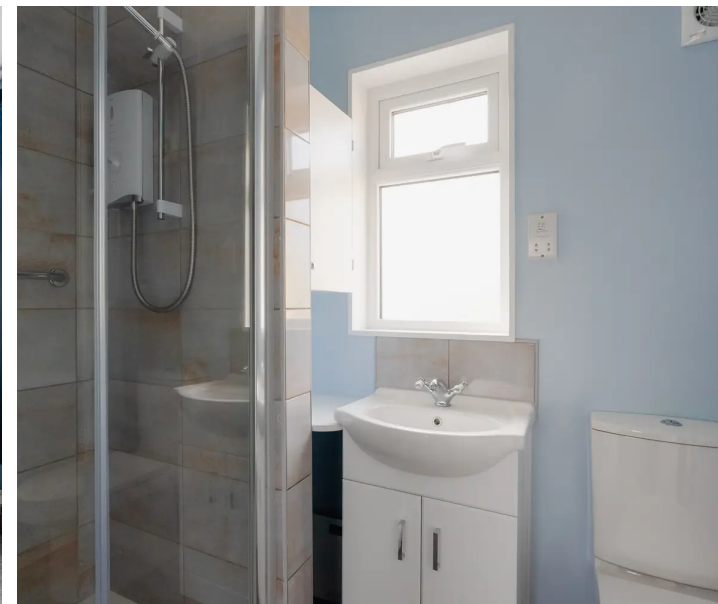
**CHULMLEIGH** is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.

#### DIRECTIONS

For sat-nav use EX18 7AZ and the What3Words address is  
[///relay.ballooned.progress](https://www.what3words.com/relay.ballooned.progress)

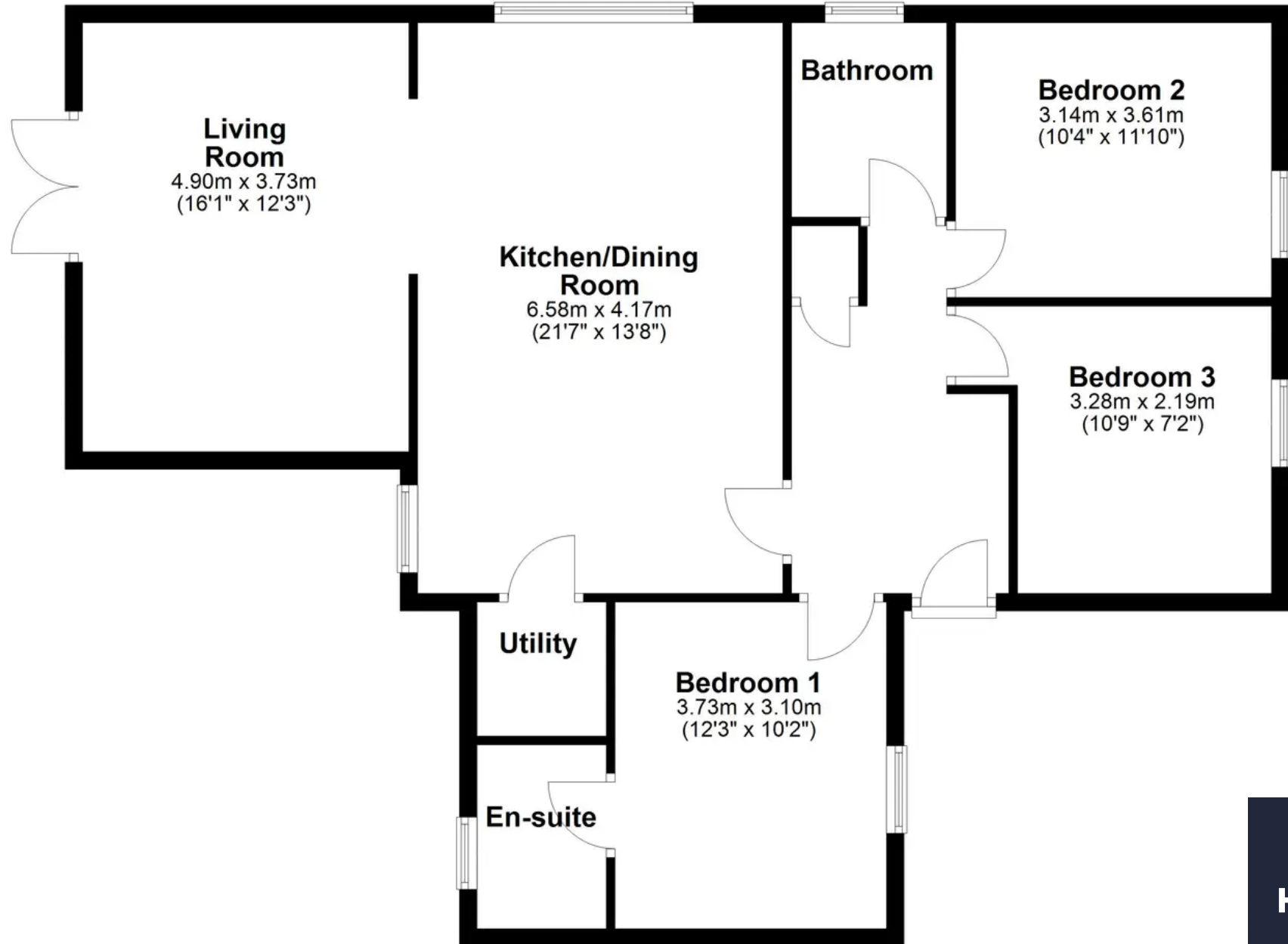
but if you want the traditional directions, please read on.

From the centre of Chulmleigh, turn into South Molton Street and and take the first left into Four Ways Drive. The property will be found on the left hand side.



## Ground Floor

Approx. 97.8 sq. metres (1053.0 sq. feet)



Total area: approx. 97.8 sq. metres (1053.0 sq. feet)

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.