



## 4 Land Park, Chulmleigh, EX18 7BH

Guide Price £350,000

## 4 Land Park

### Chulmleigh

- Detached modernised bungalow
- Large corner plot
- Parking for 6 cars
- 3 bedrooms
- Open plan kitchen / diner
- Woodburning stove
- Superb condition

This property stands out from others for being modernised to such a high standard - it's like new. The addition of bifold doors in 3 rooms overlooking the stunning level corner plot large garden is just one of the touches that make this property very special. Set in Chulmleigh, a vibrant small town in the heart of Devon's finest countryside.





Upon entering the property, you can find solid oak flooring and doors throughout. The garage was converted to a high standard in 2021, (currently utilised as an extra lounge) with bifold doors out to a recently added sheltered patio area. There is a downstairs storage cupboard from this room and a WC from the entrance hall. Leading through to the kitchen diner with an open plan layout, again with bifold doors the width of the kitchen, bringing the outdoors in and opening up the space even more. The kitchen units are a white gloss finish and solid wood worktops with quality Smeg appliances including eye level double ovens, an induction hob, integrated dishwasher, fridge freezer and washer/dryer. Two double bedrooms can be found to the front of the property, one with a large built-in wardrobe. The bathroom has a large shower enclosure with vanity sink unit and floor to ceiling tiles. Again with bifold doors looking out to the garden, the lounge has plenty of light and a modern woodburning fire. The property has uPVC double glazing throughout and modern electric storage heating.

Outside to the front is a large drive with room for at least 6 vehicles. The entrance to the property is on the flat with no steps and has a lawned area with shrub border. To the rear is a large level garden with beautiful shrub borders and is fully enclosed. There's a very attractive sheltered patio area perfect for relaxing and outdoor dining. The rest of the garden has a large decking area and lawn within this large private plot. To the side of the property is a wide area with a log store and 2 sheds, there is plenty of space to the side and rear to extend the property if required (STP).



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: Fibre Enabled

Drainage: Mains drainage

Heating: Modern electric heating & woodburning stove

Listed: No

Conservation Area: 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.

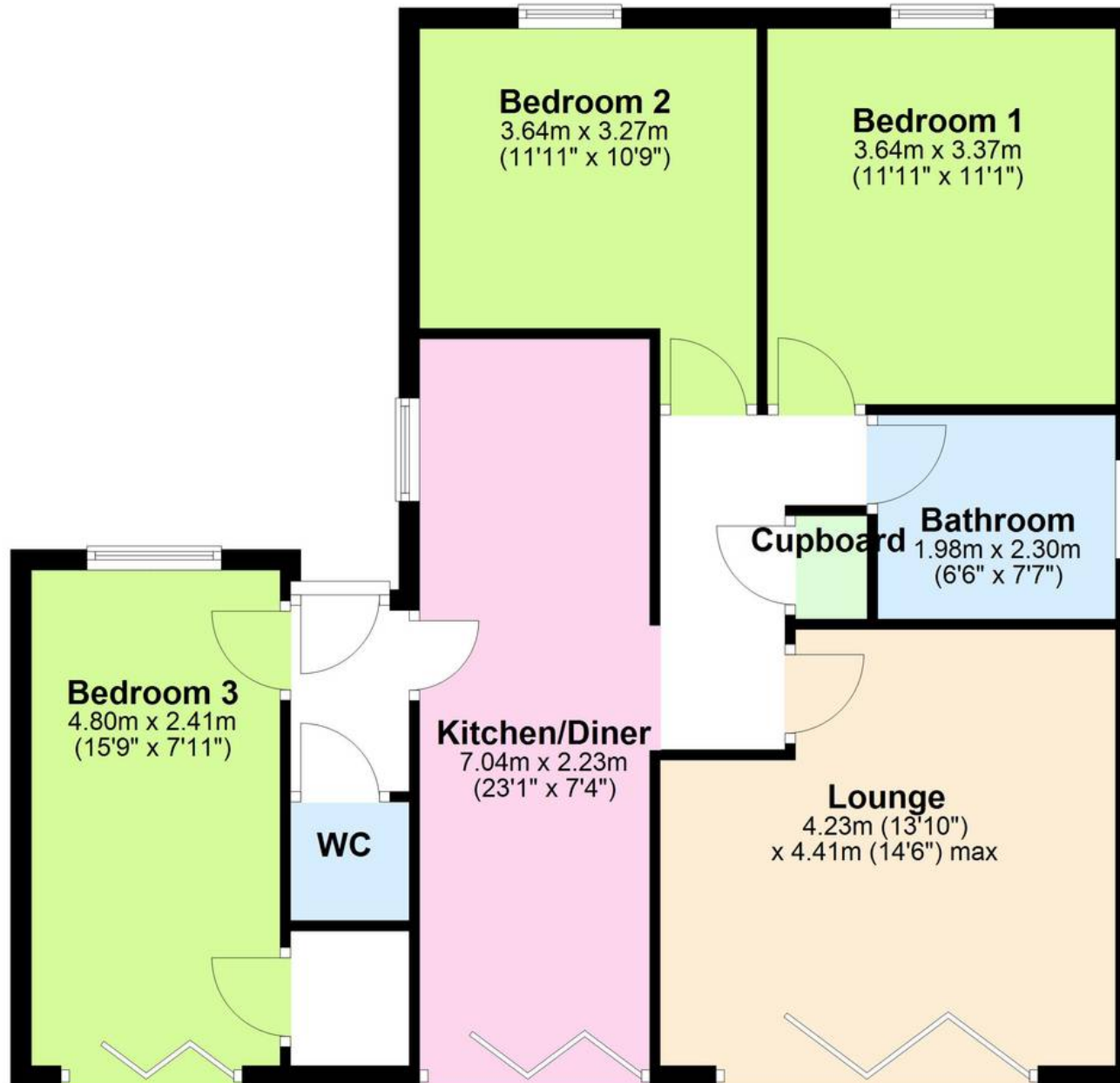
**DIRECTIONS** : Upon entering Chulmleigh from the A377, take a left turn onto Back Lane, then take the first right after the doctors surgery onto Land Park, then take the next right and at the end of the road, no 4 can be found to the right.

What3Words: [///spices.quietest.couches](https://www.what3words.com////spices.quietest.couches)



# Ground Floor

Approx. 85.2 sq. metres (917.6 sq. feet)



Total area: approx. 85.2 sq. metres (917.6 sq. feet)



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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