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Maidens

Maidens, Kings Nympton, Umberleigh, EX37 9ST



Chulmleigh 4 miles South Molton 5 miles

## A well-presented bungalow in the heart of the village

- Detached bungalow in a popular village
- Well-presented accommodation
- Kitchen/Breakfast Room
- Dining Room
- Living Room
- Three Bedrooms (1 En-Suite)
- Shower Room
- Gardens and Parking
- Freehold
- Council Tax Band D

Guide Price £325,000

### Situation

Maidens is in the heart of the popular village of Kings Nympton which has an excellent public house, The Grove Inn, primary school, two churches and village hall and is set amidst unspoilt rolling countryside. The thriving market town of South Molton is five miles and offers an excellent range of shops and amenities including schooling to secondary level and weekly pannier and stock markets. The town is bypassed by the A361 North Devon Link Road which provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (just over 2 hours) and there is also a train station on the Barnstaple to Exeter 'Tarka Line' about two miles away at Kings Nympton Station. The small town of Chulmleigh is about four miles to the south and has an excellent community spirit together with a good range of amenities including various shops, a post office, health centre, dentist, pubs and a church, primary and secondary schooling.

### Description

Maidens is a detached bungalow set in the heart of Kings Nympton of rendered elevations under a tiled roof, The bungalow is well-presented throughout and offers plenty of parking space and an easily maintained garden. Historically, the bungalow used to be the village shop with the current dining room used as such and this room also offers potential for a further bedroom and en-suite if required.

### Accommodation

A part-glazed front door leads into the HALL with doors off to the main rooms. The KITCHEN/BREAKFAST ROOM is fitted with a range of matching wall and base units with granite effect worktops over. Integrated appliances include a fridge and dishwasher,

4 ring halogen hob with hood over and eye level double electric oven. A door leads directly through to the DINING ROOM which has a tiled floor, glazed patio doors to the garden and a corner cupboard. Off this room is a UTILITY/BOILER ROOM with plumbing for washing machine and fitted boiler. The double aspect LIVING ROOM has a fireplace with a wood burner on a slate hearth.

The SHOWER ROOM has a large shower cubicle with electric shower, WC, pedestal wash basin and airing cupboard. BEDROOM ONE is a double room with an EN-SUITE SHOWER ROOM fitted with a modern suite, BEDROOM TWO is a double room and BEDROOM THREE is a smaller double room.

### Outside

To the front of the bungalow is a large parking area for several cars and the main gardens also lie to the front. The gardens are designed and laid out for ease of maintenance with paved and gravelled areas. A paved pathway leads around the rear and side of the bungalow.

### Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### Services

Mains electricity, water and drainage. Oil fired central heating via radiators. Broadband - up to ultrafast available (Ofcom). Mobile coverage likely from all major providers outside (Ofcom).

### Directions

The property will be easily found in the heart of the Kings Nympton, directly opposite The Grove Inn.

What3words Ref: known.diplomas.credible



Approximate Gross Internal Area  
105.9 sq m / 1140 sq ft

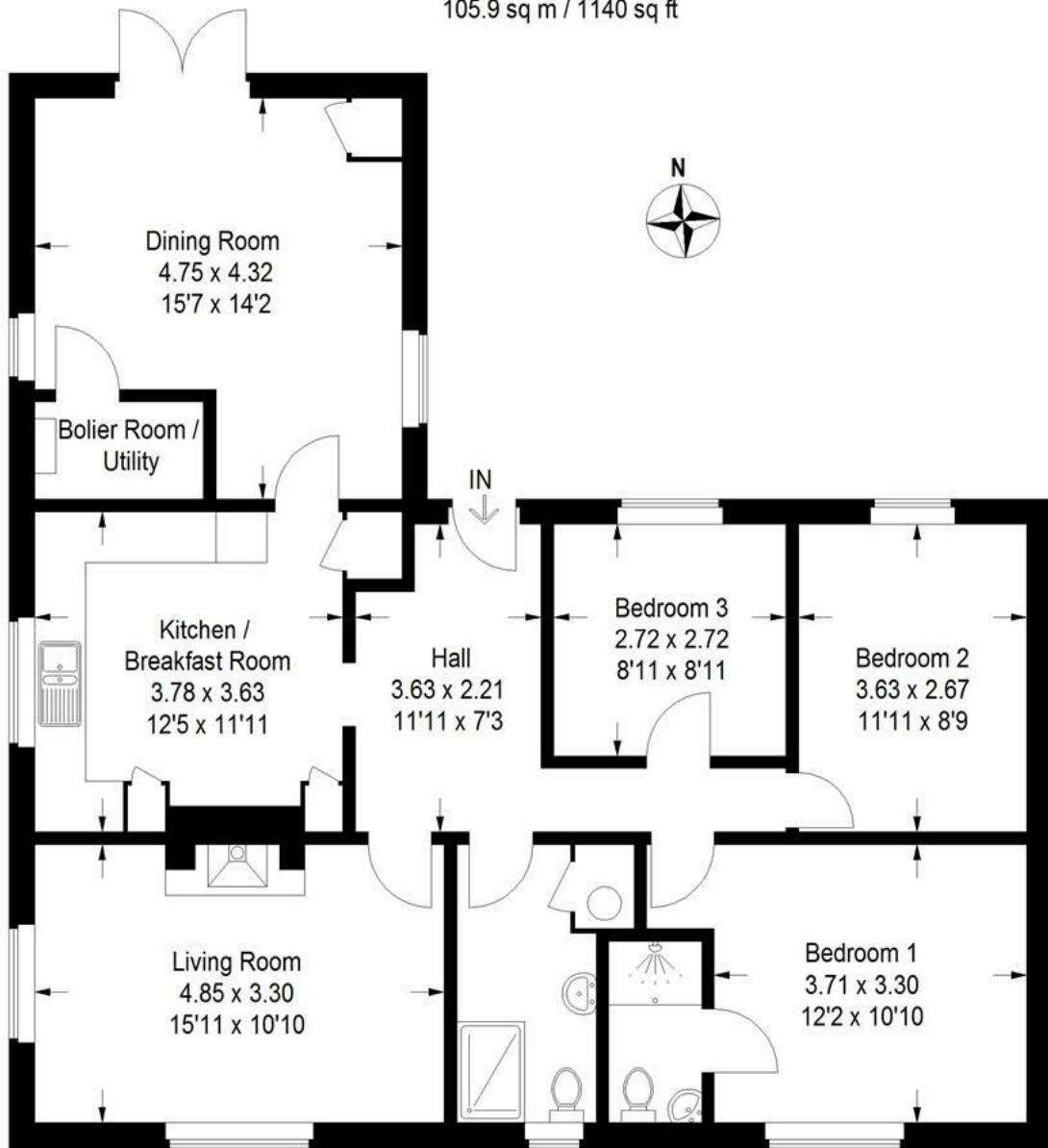


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1080872)

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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