



13 Royal Charter Park, Chulmleigh, EX18 7DH
Guide Price £275,000

An attractively presented MODERN DETACHED BUNGALOW situated a short walk from the centre of CHULMLEIGH offering comfortable TWO BEDROOM accommodation with OFF-ROAD PARKING, attached SINGLE GARAGE and manageable GARDENS. Offered with No Onward Chain.

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 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

13 Royal Charter Park is an attractive modern detached bungalow situated on a small development of similar properties, a short walk from the centre of Chulmleigh. The property was built to a high standard in 2000 by Prowting Homes and is of modern cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the property has been well maintained by the current owner offering comfortable and well laid out accommodation including a spacious Sitting Room, a modern Kitchen, two Bedrooms, and a Bathroom. 13 Royal Charter Park also benefits from oil fired central heating throughout. Outside and to the front of the bungalow there is a small front garden, whilst at the side of the property there is off-road parking for two cars allowing access into the attached Single Garage. At the rear of the bungalow there is a

private enclosed garden which has been designed with low maintenance in mind being mostly gravelled creating an ideal site for flower pots and planters and a lovely Summer seating area. Overall 13 Royal Charter Park offers the opportunity for a comfortable detached bungalow situated within walking distance of Chulmleigh's shops and amenities, with the benefit of ample parking, a garage and gardens.

ENTRANCE

From the parking area, a short paved path leads up to a uPVC double glazed Front Door with inset glass lights and outside light to one side opening into the

ENTRANCE HALL

with window to one side with radiator below and white painted panel doors off to the Sitting Room and the Cloaks Cupboard fitted with a range of coat hooks and electric fuse boxes over.

SITTING ROOM

with white painted panel doors to the Kitchen and the Inner Hall and window to the front over looking Royal Charter Park with radiator below. At one end is a marble effect fireplace with wooden surround and mantle. The Sitting Room also benefits from TV point, smoke alarm and a further radiator.

KITCHEN

A well appointed Kitchen fitted with a range of matching white units to three sides under a roll-top work surface with contrasting tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the rear with tiled sill. At one end is an inset 'Creda' four ring ceramic hob with extractor hood over, set between a good range of matching wall units, whilst on one side is an electric built-in eye level 'Creda Continental' double oven and grill. The Kitchen also benefits from a space and point for a fridge freezer, a radiator and space and plumbing for a washing machine. In one corner a half glazed Back Door overlooks and leads out to the rear garden.

INNER HALL

Returning to the Sitting Room, a white painted panel door leads into the Inner Hall with further doors to the bedrooms and the bathroom, hatch to roof space and smoke alarm. Airing Cupboard housing the pressurized factory lagged hot water cylinder with electric immersion heater and range of slatted shelving.

BEDROOM 1

A good sized double bedroom with window to the front overlooking Royal Charter Park with radiator below and TV point.

BEDROOM 2

A smaller double bedroom with window to the rear with painted wood sill and radiator below.

BATHROOM

with half tiled walls and matching cream suite comprising a panel bath with stainless steel side handles, stainless steel mixer tap with telephone style attachment; a low level WC; and a pedestal wash basin with tiled splash backs, stainless steel taps and shaver light over. The Bathroom is finished with a an obscure glazed window to the rear with tiled sill, stained wood dado rail, extractor fan and a radiator.

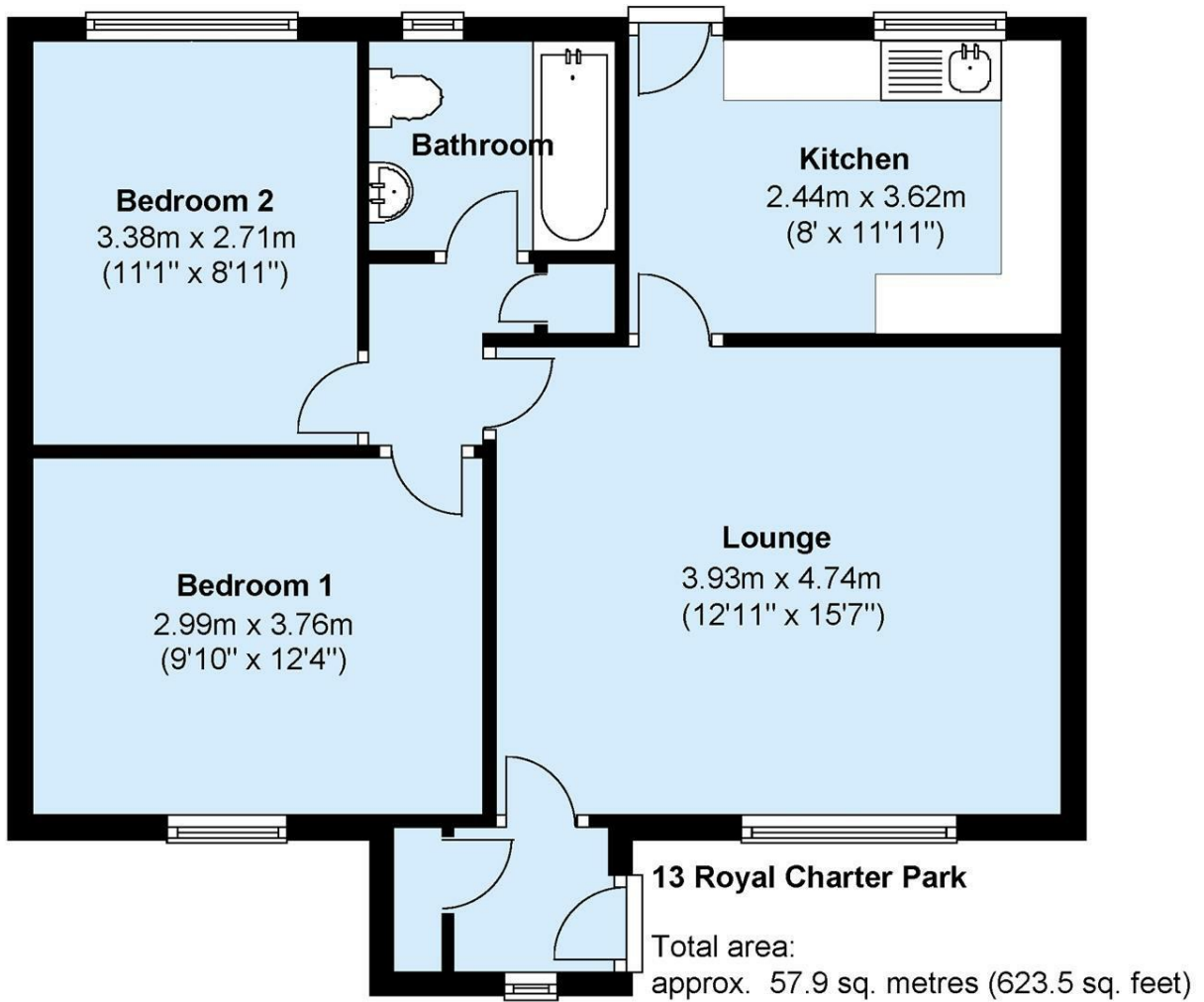
OUTSIDE

From Royal Charter Park a tarmac drive leads alongside the bungalow allowing enough space for at least two cars and access into the Single Garage with up and over wooden door, concrete floor, light and power connected, and a half glazed pedestrian door to the rear leading out into the garden. At the side of the drive access can be gained into the small Front Garden which is mainly laid to lawn and bordered by a wooden picket fence, whilst immediately to the front of the bungalow a paved path passes the Front Door and gives access to a wooden pedestrian gate into the Rear Garden. The paved path continues along the side of 13 Royal Charter Park and passes a small level lawned area and continues to the Rear Garden which is of a good size and been designed with low maintenance in mind being completely gravelled with a raised shrub bed at the rear. On one side is the oil tank and the half glazed pedestrian door into the garage.

SERVICES

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

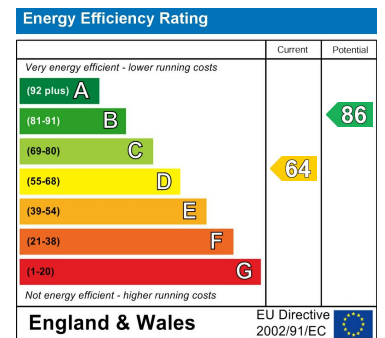
Floor Plan



Area Map



Energy Efficiency Graph



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