



## **5 Land Park, Chulmleigh, EX18 7BH**

**Guide Price £450,000**

A superbly presented DETACHED BUNGALOW offering deceptively spacious FOUR BEDROOM & TWO BATHROOM family accommodation in a contemporary style including a feature OPEN PLAN KITCHEN/DINING/LIVING ROOM with separate Utility Room, INTEGRAL SINGLE GARAGE, PARKING and ENCLOSED GARDENS, all set in a quiet cul-de-sac location.

## 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 butcher, 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

5 Land Park is a detached bungalow situated towards the outskirts of Chulmleigh in a quiet cul-de-sac of similar properties, a short walk from the centre of the town and near the doctor's surgery and dentist. The property is of modern timber framed cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. 5 Land Park was extensively renovated and refurbished in 2016, creating superbly presented light and spacious family accommodation including a feature open plan Kitchen/Living/Dining Area with a fully glazed gable end allowing an abundance of natural light and overlooking the garden. The well-appointed accommodation is set all on one level briefly comprising an Entrance Hall, the spacious open plan Kitchen/Dining/Living Area, a separate Utility Room, a Master Bedroom with

En-Suite Shower Room, two further bedrooms and a Bedroom 4/Study. The bungalow also benefits from oil-fired central heating, a stylish ergonomic Kitchen, and modern Bathrooms suites both benefitting from stainless steel mixer showers, and beautiful oak doors throughout. Outside and to the front of the bungalow there is off-road parking for at least two cars allowing access into the Single Garage with remote electric roller door. On one side there is a good-sized front garden which is mainly laid to the lawn, whilst at the rear of the property there is an enclosed garden which is bordered by wooden panel fencing with mature shrub borders creating a really super addition. Immediately to the rear of the house there is a paved patio area, creating a lovely Summer seating area, which allows access into the open plan Kitchen/Living/Dining Room, via the bi-fold doors.

## ENTRANCE

From the parking area, a brick paved path leads up to the Front Door with inset glass light opens into the

## ENTRANCE HALL

with coat hanging space to one side, leading into the

## OPEN PLAN KITCHEN/DINING/LIVING AREA

A super light and spacious room with feature vaulted ceiling and fully glazed gable end with bi-fold doors, overlooking and leading out to the garden. In one corner is the well fitted modern Kitchen comprising a range of dark grey units to three sides under a granite work surface with matching upstand, including an incorporating a one and a half bowl inset sink unit with chrome mixer tap, set below a window to the side. At the rear there is a stainless-steel dual fuel range cooker with extractor fan over, set between a range of matching wall units. The Kitchen also benefits from an integrated 'Smeg' dishwasher, space and point for a fridge/freezer, a peninsular breakfast bar, inset ceiling down lighting, and three lights over the breakfast bar. Beyond the breakfast bar is the dining Area allowing ample space for a six-seater Dining Room table and the Living Area, which is of a good size, overlooks the garden and benefits from a modern woodburner on one side. This room also benefits from underfloor heating, oak board flooring, inset ceiling down lighting and a TV point. At the rear a door leads into the Inner Hall, whilst in one corner a further door opens into the

## UTILITY ROOM

fitted with a range of white gloss units to two sides under a roll-top worksurface including and incorporating a one and a half bowl single drainer sink unit with mixer tap and space and plumbing for a washing machine and tumble dryer below. The Utility Room also benefits from an oak board floor, range of matching wall units, radiator, inset ceiling

down lighting and fully glazed Back Door leading out to the Garden. On one side a door opens into the Integral Garage, whilst in the corner a further oak door opens into the

#### **BEDROOM 4/STUDY**

A dual aspect room currently used as a Study with windows to the side and rear, oak board floor, two radiators, and inset ceiling down lighting.

#### **INNER HALL**

Returning to the open plan Kitchen/Living Area, a fully glazed oak door opens into the Inner Hall with doors to the Bedrooms and the Bathroom, oak board floor. On one side is the Airing Cupboard fitted with a range of shelving and a radiator.

#### **MASTER BEDROOM**

A double bedroom with window to the front with radiator below, oak board floor. In one corner a door opens into the

#### **EN-SUITE SHOWER ROOM**

with partially tiled walls and matching white suite comprising a walk-in shower cubicle housing a stainless-steel mixer shower with glazed shower screen to one side; a built-in vanity unit with stainless steel tap and drawers below; and a low-level WC. The En-Suite Shower Room also benefits from a heated towel rail, inset ceiling down lighting and a tiled floor.

#### **BEDROOM 2**

Another double bedroom with window to the front with radiator below, oak board floor.

#### **BEDROOM 3**

A smaller double bedroom with window to the side, oak board floor and radiator.

#### **BATHROOM**

with partially tiled walls and matching white suite comprising a panel shower bath with stainless steel mixer shower and taps, and glazed shower screen to one side; a built-in vanity unit with mirror over, stainless steel mixer taps and drawers below; and a low-level WC. The Bathroom also benefits from a tiled floor, a chrome ladder towel rail and a window to the side.

#### **OUTSIDE**

From the quiet cul-de-sac, a brick paved drive allowing parking for two cars allows access into the integral Single Garage with remote roller door, concrete floor and electricity and light connected. At the side of the parking area there is a good-sized Front Garden which is mainly laid to lawn with mature shrub borders, whilst at the rear of the house there is a larger enclosed garden which is, again, mainly laid to lawn but has been beautifully planted with established shrubs and perennials to create a really super feature. The garden is

bordered by wooden panel fencing creating a safe environment for pets and children. Immediately to the rear of the house there is a paved patio area, ideal for pots and planters and Summer seating, allowing access into the open plan Kitchen/Living/Dining Areas via the bi-fold doors. (Agents Note: there is a strip of land on the western side of the bungalow that belongs to a third party, which has been retained for access to the land on the western boundary.)

#### **SERVICES**

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

#### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

