



4 Four Ways Drive, Chulmleigh, EX18 7AZ

Price Guide £395,000

A most attractive DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties offering SPACIOUS AND WELL PRESENTED THREE BEDROOM ACCOMMODATION with ample OFF-ROAD PARKING and LARGE FRONT AND REAR GARDENS. Offered with No-On Going Chain.

SITUATION (CHULMLEIGH)

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 watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

4 Four Ways Drive is a most attractive detached bungalow situated in a quiet cul-de-sac of similar properties a short walk from the centre of Chulmleigh. The property was built in the early 1980's and is of modern insulated timber framed construction under a tiled roof with a more recent single storey extension to the rear, also under a tiled roof, all with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well laid out and spacious accommodation briefly comprises an Entrance Hall, a large Kitchen/Dining Room, a separate Utility Room, a Sitting Room, a Master Bedroom with En-Suite Shower Room and two further Bedrooms and a family Bathroom. 4 Four Ways Drive also benefits from a modern oil fired central heating system, newly fitted Bathroom suites, and a feature Kitchen/Dining Room with stylish units, an island,

an induction hob and an oven. Outside and to the front of the bungalow there is off-road parking for at least two cars and a good sized front garden, whilst to the rear there is a larger area of garden which is mainly laid to lawn with mature shrub beds to one side, a Garden Shed, a Store and an attractive Patio which lies immediately to the rear of the bungalow and creates a really lovely Summer seating area allowing access into the Sitting Room.

ENTRANCE

From the parking area at the front of the property, a concrete path leads past a bin store and gives access to the Front Door opening into the

ENTRANCE HALL

A spacious Hall with doors off to all principal rooms, radiator, hatch to roof space and inset ceiling down lighting. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving.

KITCHEN/DINING ROOM

A good sized Kitchen/Dining Room fitted with a range of matching shaker style units to three sides under a laminate work surface with tiled splash backs including and incorporating a double bowl ceramic sink unit with mixer tap set below a window to the rear overlooking the garden with integrated 'Lamona' dish washer to one side. On the opposite side of the room is an inset 'Neff' induction hob with stainless steel extractor fan over, whilst at the rear of the room there is a built-in 'Neff' single oven and grill with space and point for fridge freezer to one side. In the middle of the room there is an attractive island unit whilst at one end there is a Dining Area allowing enough space for an eight seater dining room table with window to one side with radiator below. The Kitchen is finished with inset ceiling down lighting, a further radiator and a fully glazed door into the

UTILITY ROOM

A useful room with ceramic Belfast sink in one corner set into a laminate worksurface with tiled splash backs and cupboard below, space and plumbing for washing machine and tumble dryer, radiator, range of shelving, extractor fan, inset ceiling down lighting. On one side is a 'Grant' oil fired boiler providing domestic hot water and servicing radiators.

SITTING ROOM

Returning to the Kitchen/Dining Room, an archway leads into the Sitting Room with fully glazed French Doors overlooking and leading out to the Garden, two radiators, TV point and inset ceiling down lighting.

MASTER BEDROOM

Returning to the Entrance Hall, a door leads into the

good sized Master Bedroom with window to the front with radiator to one side, TV point and inset ceiling down lighting. At the rear of the room a door opens into the

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EN-SUITE SHOWER ROOM

with matching white suite comprising a fully tiled shower cubicle housing a 'Mira Sport' electric shower with glazed shower screen to one side and an inset light over; a built-in vanity unit with stainless steel mixer tap, tiled splash backs and cupboard below, set below an obscure glazed window to the rear; and a low level WC. The En-suite is finished with a further cupboard, a heated towel rail and a shaver point.

BEDROOM 2

Another double bedroom with window to the front overlooking the garden with radiator below.

BEDROOM 3

A further double bedroom with window to the front with radiator below and inset down lighting.

BATHROOM

with fully tiled walls and matching white suite comprising a panel bath with 'Mira Sport' electric shower over with glazed shower screen to one side; a pedestal wash hand basin; and a low level WC. The Bathroom is finished with a heated towel rail, extractor fan, obscure glazed window to the side, inset ceiling down lighting and a marble effect floor covering.

OUTSIDE

From Four Ways Drive a gently sloping concrete drive allowing enough space for at least three cars allows access to the Front Door and a good sized area of Front Garden which is mainly laid to the lawn with some trees to the front. At the side of the bungalow and beyond the parking area there is a further concrete pad suitable for a shed which gives access to a side gate to the oil tank and further into the Rear Garden, being of a good size, mainly laid to lawn and bordered by wooden panel fencing. Immediately to the rear of the bungalow there are two paved patio areas creating lovely Summer Seating and Dining Areas and an ideal site for flowers pots and planters, whilst at the far end of the garden there is a useful Wooden Garden Shed and a larger Store. On the remaining side of the bungalow there is a gravel area with two raised vegetable beds, giving access to a further wooden gate returning to the front garden.

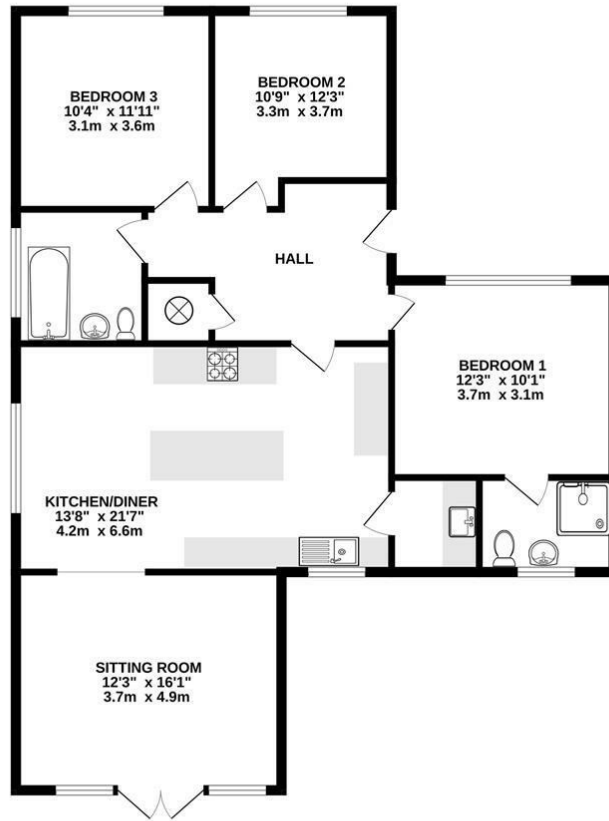
SERVICES (SALE)

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

VIEWING

Floor Plan

GROUND FLOOR

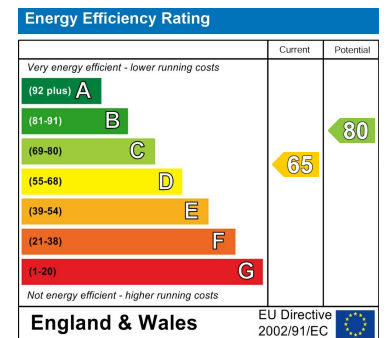


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Area Map



Energy Efficiency Graph



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