



2 Oaklands Close, Chulmleigh, EX18 7AU

O.I.R.O £500,000

A very spacious DETACHED CHALET BUNGALOW situated in a quiet cul-de-sac offering beautifully presented THREE/FOUR DOUBLE BEDROOM & THREE BATHROOM accommodation including a large Sitting/Dining Room, a Kitchen/Breakfast Room, a separate Study and a Utility Room with ample OFF-ROAD PARKING, an INTEGRAL SINGLE GARAGE and a SOUTH FACING GARDEN.

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

DESCRIPTION

2 Oaklands Close is an exceptionally well presented detached chalet bungalow situated in a quiet cul-de-sac near the centre of Chulmleigh a few minutes walk from the towns shops and services. The property was built approximately 18 years ago and is of modern insulated cavity block construction under a tiled roof with part rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the exceptionally spacious and highly versatile accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Study/Bedroom 5, a large Sitting Room, a Dining Room/Bedroom 4, a Master Bedroom with En-Suite Shower Room, a family Bathroom, a well fitted Kitchen Breakfast Room, and a Rear Hall/Utility Room, whilst on the first floor there is a Double Bedroom with En-Suite Shower Room, and a

further Double Bedroom. 2 Oakfield Close benefits from all the usual refinements one would expect from a property of this style and period including modern Kitchen and Bathroom Suites, oil fired central heating throughout and a marble effect fireplace in the Sitting Room housing an LPG gas coal effect fire. Outside 2 Oaklands Close is approached over a shared brick paved drive, over which 2 Oaklands Close has a pedestrian and vehicular right of way, allowing enough parking for two cars and access into the Integral Double Garage with light, power and water connected. At the side of the Garage a pathway leads alongside the property and gives access to the Rear Garden, which has been landscaped with low maintenance in mind and includes a central circular lawn, a raised water feature and a large rear Patio which creates a lovely Summer Seating Area and gives access to the Sitting Room through the sliding Patio Doors.

ENTRANCE

From the quiet cul-de-sac, a brick paved driveway allowing enough parking for two cars allows access to the uPVC double glazed Front Door, opening into the

ENTRANCE HALL

with attractive oak board floor and doors to the Kitchen, Study/Bedroom 5, Dining Room/Bedroom 4, the Family Bathroom, the Master Bedroom and the Sitting Room, and easy turn stairs leading to the First Floor Landing. The Entrance Hall also benefits from a radiator, inset ceiling downlighting, coved ceiling, central heating thermostat and telephone point. On one side double doors open into the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving. On the opposite side is a useful under stairs storage cupboard.

KITCHEN

A well fitted Kitchen with partially tiled walls and matching white units under a laminate worksurface on all sides including and incorporating a one and a half bowl single drainer stainless sink unit with mixer tap, set below a window to the front with integrated dishwasher below. On one side is an inset 'Neff' four ring ceramic hob with extractor hood over set between a range of matching wall cupboards, whilst on the opposite side is a built in 'Neff' double oven and grill with built in microwave below and cupboards above and below. The Kitchen also benefits from a space and point for an American style fridge/freezer, a further range of matching wall cupboards, inset ceiling downlighters and marble effect tiled floor. In one corner doors open to the Sitting Room and the Utility Room.

UTILITY ROOM

A useful room fitted with a single drainer stainless

steel sink unit with mixer tap set below a window to the rear with space and plumbing for a washing machine and tumble dryer below. On the opposite side is a range of matching wall cupboards with radiator and coat hanging space below. In one corner a half glazed Back Door leads out to the Rear Garden, whilst in the opposite corner a further pedestrian door leads into the Integral Single Garage. The Utility Room is finished with a marble effect ceramic tiled floor, inset ceiling downlighters and an extractor fan.

SITTING ROOM

A good sized Sitting/Dining Room with window to the rear and fully glazed sliding patio doors overlooking and leading out to the Garden. On one side is a marble fireplace housing an inset coal effect LPG gas fire, radiator, inset ceiling downlighters, coved ceiling and TV point.

STUDY/BEDROOM 5

A good sized Study with window to the front overlooking the Garden and a range of built in study furniture to two sides, including and incorporating book shelving, filing cabinets and storage cupboards. The Study is finished with an oak board floor, radiator, hatch to roof space and inset ceiling downlighting.

DINING ROOM/BEDROOM 4

A good sized room, which could also be used as a Bedroom, with window to the front with radiator below, coved ceiling, and inset ceiling downlighting.

BATHROOM

with fully tiled walls and matching white suite comprising a corner panel shower bath with stainless steel mixer tap; low level WC set below an obscure glazed window; a bidet with chrome ladder towel rail over; and a built in vanity unit with stainless steel tap and double cupboard and drawers below. The Bathroom is finished with a ceramic tiled floor, shaver point, inset ceiling downlighters and extractor fan.

MASTER BEDROOM

A good sized double Bedroom with window to the rear overlooking the Garden with radiator below, coved ceiling, inset ceiling downlighters and oak board floor. At the rear is a built in wardrobe fitted with hanging rail and storage shelving whilst on one side a door opens into an

EN-SUITE BATHROOM

Fitted with a matching white suite comprising a panel bath with stainless steel tap and hand held shower attachment over, set below an obscure glazed window to the side; low level WC; and a built in vanity unit with stainless steel mixer tap and range of storage cupboards below. The En-suite is finished with inset ceiling downlighting, shaver point, extractor fan and ceramic tiled floor.

FIRST FLOOR LANDING

Returning to the Entrance Hall, easy turn stairs with wooden balustrade and handrail to one side lead to the First Floor Landing, with doors to Bedrooms two and three, under eaves storage cupboard, hatch to roof space, and Velux window.

BEDROOM TWO

A large double Bedroom with window to the side and range of built in Bedroom furniture along one wall comprising two built in double wardrobes fitted with hanging rail and storage shelving, as well as two chests of drawers. The Bedroom is finished with inset ceiling downlighters and a door to the

EN-SUITE SHOWER ROOM

with fully tiled walls and matching white suite comprising a shower cubicle housing a stainless steel mixer shower with overhead shower attachment, inset ceiling downlighters and glazed shower screen to one side; a low level WC; and a built in vanity unit with stainless steel mixer tap and double cupboard and drawers below. The bathroom is finished with a Velux window, shaver point, ceramic tiled floor, chrome ladder towel rail, extractor fan and inset ceiling downlighting.

BEDROOM THREE

Currently used as a Study but another double Bedroom with Velux window to the rear, radiator and inset ceiling downlighting.

OUTSIDE

From the shared drive, over which 2 Oakland Close has a pedestrian and vehicular right of way, a brick paved parking area allows enough space for at least one car and access into the integral Single Garage, with remote up and over door, concrete floor, pedestrian door into the Utility Room, with light and power connected. In one corner is a 'Grant' oil-fired boiler providing domestic hot water and servicing radiators. From the drive a brick paved patio at the front of the bungalow gives access to the Front Door, whilst at the side of the drive is a level area of lawn with a central palm tree and a low picket fence to the front. On one side of the Garage a paved path leads alongside the bungalow with wooden panel fence to one side, passing the external electric meter box to a good sized paved patio area at the rear of 2 Oaklands Close which extends beyond the Garage and the full width of the bungalow with a wooden Garden Shed in one corner and sliding patio doors into the Sitting Room. Beyond the patio area, there is a circular area of lawned garden with mature shrub borders, whilst on one side is a raised water feature. The paved patio continues the full width of the bungalow creating a lovely Summer seating area, passing the LPG gas point for the fire in the Sitting Room, and a mature gravel path leads along the remainder of the bungalow and returns to the front garden.

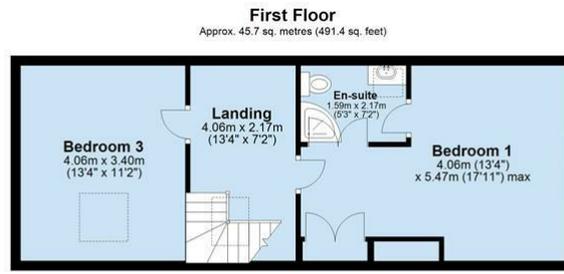
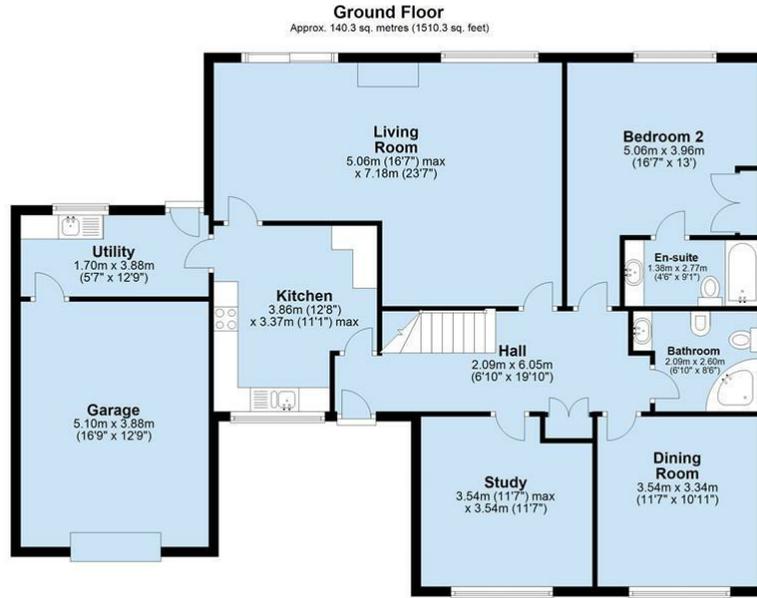
SERVICES

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 67 Mbps. Mobile Phone coverage by O2, Vodaphone, EE. Council Tax Band E - £2873.14 (2024/25)

VIEWINGS

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

Floor Plan



Total area: approx. 186.0 sq. metres (2001.7 sq. feet)

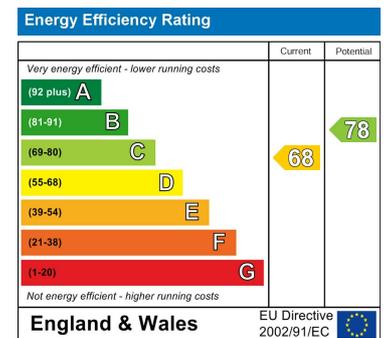
For identification purposes only.
Plan produced using PlanUp.

2 Oaklands Close, Chulmleigh

Area Map



Energy Efficiency Graph



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