



Byways , Chulmleigh, EX18 7HJ

Price Guide £250,000

A detached VILLAGE BUNAGLOW situated on the outskirts of Chawleigh offering light and spacious TWO/THREE BEDROOM unfurnished accommodation with the benefit of DOUBLE GLAZING & ELECTRIC HEATING THROUGHOUT with parking, an attached SINGLE GARAGE and a level GARDEN.

SITUATION (CHAWLEIGH)

Chawleigh is a small Mid Devon village situated approximately one mile from the A377 Exeter/Barnstaple main road. Local facilities include a village shop, a children's nursery, a Church, a hairdressers and a local pub. A wider range of facilities can be found at Chulmleigh, approximately 1 ½ miles to the west, including a shop, post office, a delicatessen, a hairdresser, a garage, two local pubs, an Indian restaurant, a Church, a primary school, a secondary school and a community run Sports Centre. The larger market town of Crediton lies approximately eight miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton, and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately an hours drive.

DESCRIPTION

Byways is an individual detached village bungalow situated on a reasonable sized plot on the outskirts of Chawleigh on a quiet by road just off the main thoroughfare. The property is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and partial uPVC double glazing throughout. Internally the property offers spacious and well laid out two/three bedroom accommodation including a Sitting Room, Bathroom & a Kitchen and although in reasonable condition the property would now benefit from some general modernisation and improvement including installing a new heating system, refitting the Kitchen and Bathroom suites, redecorating and re-carpeting throughout. Outside the property benefits from off-road parking for two cars, allowing access into the Single Garage, whilst on one side there is a useful lean-to coal store. The garden is mostly level and laid to lawn, surrounding the property on four sides with a paved patio area to the rear.

ENTRANCE

From the front garden a fully uPVC double glazed front door with matching glazed panel to one side opens into the

ENTRANCE HALL

with white painted doors off to all rooms, hatch to roof space, smoke alarm, central ceiling light, radiator, electric panel heater and laminate flooring. On one side a painted wood door opens into the Airing Cupboard fitted with a lagged hot water cylinder with electric immersion heater and two slatted shelves below.

KITCHEN 8'9" M (2.67 M)

A good sized Kitchen with a range of matching white painted units to two sides under a granite effect roll top work surface with tiled splash backs including and incorporating a single drainer stainless steel unit with stainless steel hot and cold water taps set below a uPVC double glazed window to the front. On one side is a matching double wall cupboard whilst in one corner is a built in larder cupboard fitted with a range of storage shelves. The Kitchen also benefits from a space and point for an electric cooker, a track of four central ceiling spot lights, smoke alarm and laminate flooring. On one side is a painted wood back door with inset glass light opening out into the rear storage area

SITTING ROOM 10'9" M (3.28 M)

A good sized dual aspect room with uPVC double glazed windows to the front and side over looking the garden with tiled sills. On one side is a brick fire place housing an open grate with tiled hearth and wooden mantle over. On either side of the fire place are two matching wall lights, triple ceiling light, TV and telephone point and coved ceiling.

DINING ROOM/BEDROOM 3 8'8" M (2.64 M)

with uPVC double glazed window to the rear over looking to the garden with uPVC double glazed back door to one side also over looking and leading out to the garden. The Dining Room/Bedroom 3 also benefits from a radiator, central ceiling light and a laminate floor.

BEDROOM 1 10'0" M 10" (3.05 M)

A good sized dual aspect double bedroom with uPVC double glazed window to the front and side overlooking the garden with electric panel heater, central ceiling light, and a TV point. On one side is a built in wardrobe fitted with hanging rail and storage shelves over.

BEDROOM 2 8'9" M (2.67 M)

Another double bedroom with uPVC double glazed window to the rear over looking the garden with tiled sill and central ceiling light. On one side is a built in wardrobe housing a hanging rail and storage shelving.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with a hot and cold pillar taps, grab handles, and 'Triton Ivory 4' electric shower over with a shower curtain to one side; wall mounted wash hand basin with tiled splash backs; and a low level WC. The bathroom is finished with a wall mounted radiator, a 'Dimplex' electric panel heater, central ceiling light and extractor fan.

OUTSIDE

The property benefits from parking for at least two cars and is surrounded by manageable gardens with a good sized paved patio area to the rear. The garden also enjoys attractive views to the front and rear over adjoining countryside. From the parking area a wide archway allow access into the Rear Hall/Storage Area and continues into the Single Garage with concrete floor and electricity connected. On one side is a useful lean to log and coal store which is of block construction under a polycarbonate roof with a pedestrian door at one end leading out to the rear garden.

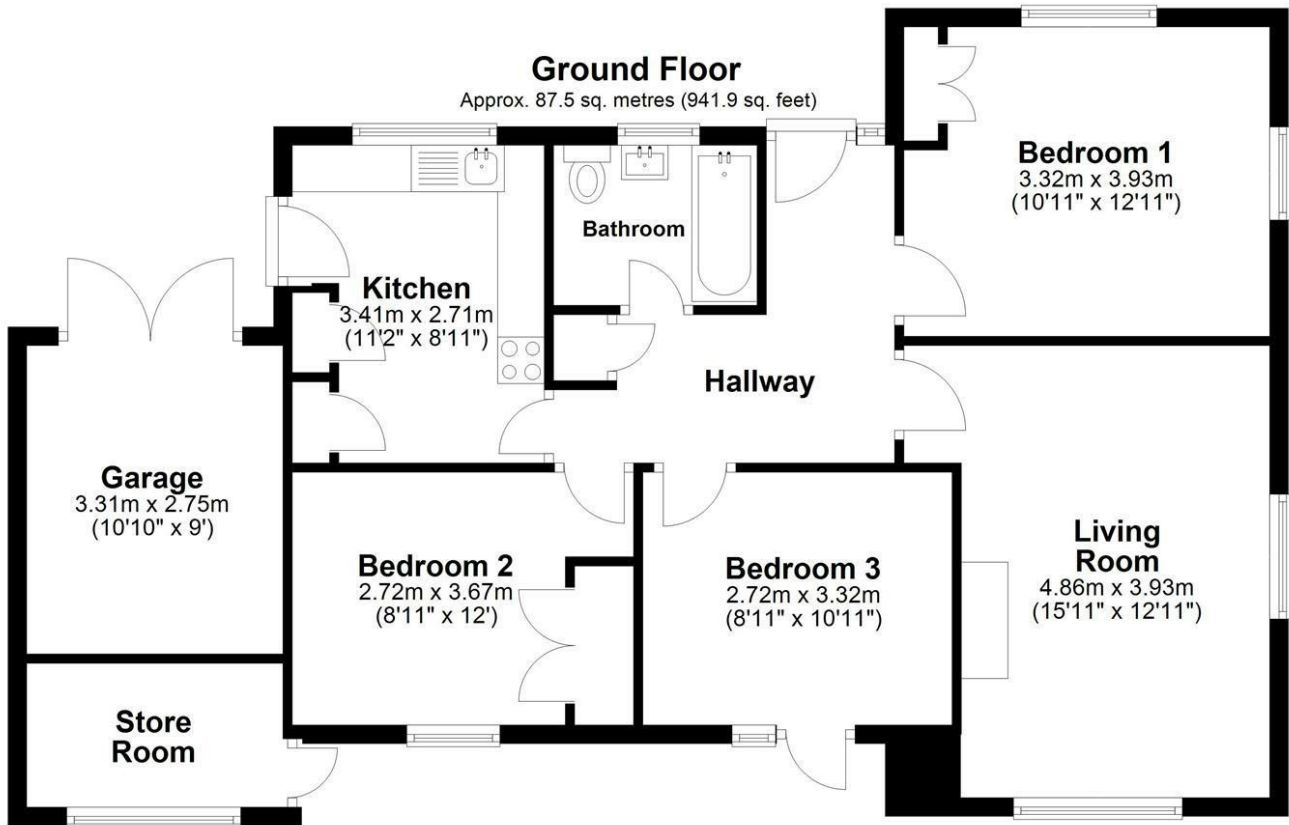
SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 8 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by O2 and EE. Council Tax Band C - 2024 -2025 £2,114.76

VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan



Total area: approx. 87.5 sq. metres (941.9 sq. feet)

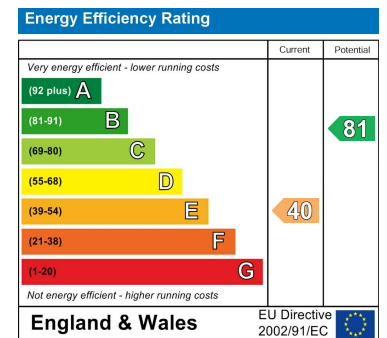
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Byways

Area Map



Energy Efficiency Graph



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