



28 Four Ways Drive, Chulmleigh, EX18 7AZ

Offers Over £200,000

A DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties offering TWO BEDROOM accommodation, all in need of GENRAL MODERNISATION AND IMPROVEMENT with OFF-ROAD PARKING, INTEGRAL SINGLE GARAGE and LARGE GARDEN. Offered with No Onward 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 Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

28 Four Ways Drive is a detached bungalow situated in a quiet cul-de-sac of similar properties a short walk from the centre of Chulmleigh. Built in the early 1980's the property is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and two uPVC double glazed Conservatories situated at the side and rear. Internally the accommodation briefly comprises an Entrance Hall, a Sitting /Dining Room, a Kitchen, a Garden Room, a Conservatory, an Inner Hall, two Bedrooms and a Bathroom. Although the structure of the property appears to be in reasonable condition benefitting from uPVC double glazed windows and doors throughout, it would now benefit from a program of general modernisation and improvement including replumbing, rewiring, refitting the Kitchen and Bathroom suites, redecorating and reflooring throughout. There is

also scope to extend and rearrange the accommodation at the property subject to necessary planning permissions and building regulations. Outside and to the front of 28 Four Ways Drive, there is a brick paved parking area allowing enough space for two cars and access into the Integral Single Garage, whilst at the rear of the property there is a large enclosed Garden which is bordered by wooden panel fencing on all sides. Overall 28 Four Ways Drive offers the opportunity for a quietly situated detached bungalow, offering comfortable two bedroom accommodation which is in need of general modernisation and improvement, with parking, garage and large Garden.

ENTRANCE

From the cul-de-sac, a brick paved parking area and path gives access to a step up to the uPVC double glazed Front Door opening into the

ENTRANCE HALL

with window to one side, electric meters and fuse boxes and fully obscure glazed multi-pane door opening into the

SITTING /DINING ROOM

A good sized dual aspect room with window to the front overlooking the cul-de-sac and fully glazed sliding patio doors overlooking and leading into the Conservatory. In one corner a door opens into the Inner Hall, whilst on one side bi-fold doors open into the Kitchen. The Sitting Room also benefits from a night storage heater and an electric panel heater.

CONSERVATORY

being of modern uPVC double glazed construction under a triple polycarbonate roof with fully glazed French Doors overlooking and leading out to the rear garden, and night storage heater.

KITCHEN

fitted with a range of matching units to two sides under a laminate worksurface including and incorporating a single drainer sink unit set below a window to the rear overlooking the garden. The Kitchen also benefits from space and points for an electric cooker and fridge, space and plumbing for a washing machine, and a ceramic tiled floor. At one end a door opens in the

GARDEN ROOM

being of part brick and part uPVC double glazed construction under a triple polycarbonate roof with glazed doors at either end leading out to the front and rear of the bungalow. On one side there is a door into the Garage.

INNER HALL

Returning to the Sitting/Dining Room, a door opens into the Inner Hall with further doors to the Bedrooms and Bathroom, night storage heater, and

hatch to roof space. On one side a door opens into the Airing Cupboard housing the 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 the garden

BEDROOM 2

Another double bedroom with window to the rear with electric panel heater below.

BATHROOM

with partially tiled walls and fitted suite comprising a low level WC and pedestal wash hand basin set below an obscure glazed window to the rear, and a fully tiled shower cubicle housing a 'Mira' chrome effect mixer shower with glazed shower screen to one side. The Bathroom is finished with a heated towel rail and a wall mounted electric heater.

OUTSIDE

From the cul-de-sac, a brick paved drive allowing enough space for two cars gives access into the Integral Single Garage with concrete floor, electricity and water connected, up and over vehicular doors, and half glazed pedestrian doors leading into the Garden Room. From the parking area, a brick paved path with good sized area of lawn to one side leads along the front of the bungalow passing the Front Door and giving access to a wrought iron gate opening into the Rear Garden which was overgrown but has now been strimmed back, being of a good size and bordered by wooden panel fencing on all sides creating a safe environment for children and pets. Access can be gained into the Rear of the bungalow from fully glazed doors into the Garden Room and Conservatory.

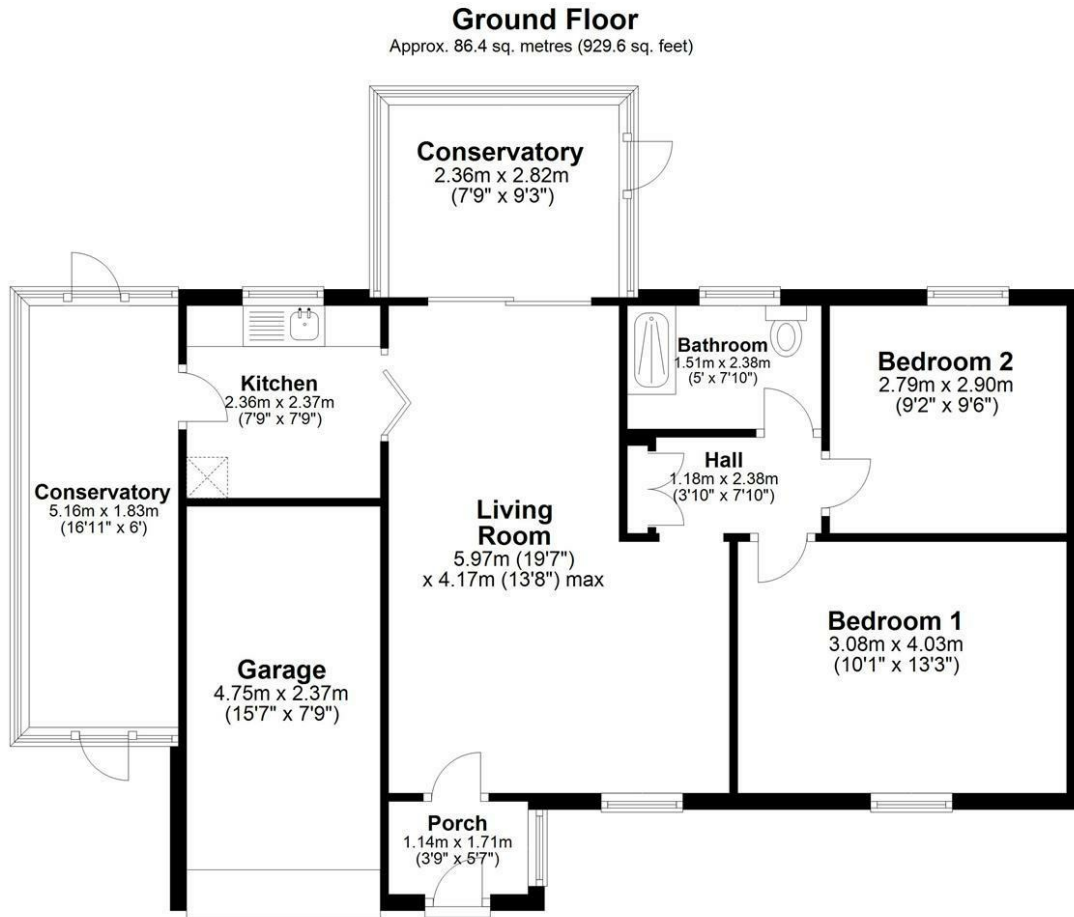
SERVICES

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, Vodaphone and 02. Council Tax Band C - North Devon Council 2024/25 - £2,089.55

VIEWING

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

Floor Plan



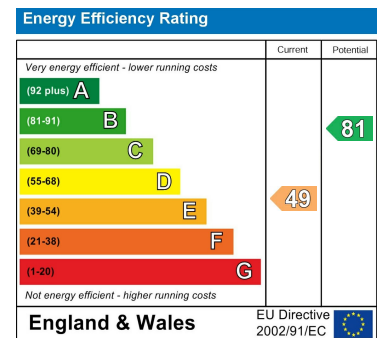
Total area: approx. 86.4 sq. metres (929.6 sq. feet)

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

Area Map



Energy Efficiency Graph



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