



8 Kings Park, Chulmleigh, EX18 7DJ

Price Guide £268,000

A modern SEMI-DETACHED HOUSE situated on a popular development near the centre of Chulmleigh offering well presented and spacious THREE BEDROOM, TWO BATHROOM and TWO RECEPTION ROOM accommodation with off road PARKING, SINGLE GARAGE and PRETTY GARDEN. 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

8 Kings Park is a most attractive semi-detached house conveniently situated for the centre of Chulmleigh on a popular development built by Prowling Homes in 1998. The house is of modern insulated cavity block construction under a pitched tiled roof with a more recent two storey timber framed extension to the side also of insulated cavity block construction and encompassing the Cloakroom, Sitting Room, Bedroom 1 and the Garage, all with rendered and colour washed elevations. Internally the accommodation is well presented throughout and briefly comprises an Entrance Hall, a Cloakroom, a large Sitting Room, a Kitchen with separate Utility Room, and a Dining Room, whilst on the First Floor there is a Master Bedroom with En-Suite Shower Room, two further Bedrooms and a family Bathroom. 8 Kings Park also benefits from oil fired central heating and uPVC

double glazing throughout. Outside and to the side of the property there is off-road parking for one car allowing access into the Single Garage, whilst at the rear of the property there is a manageable level garden which comprises a paved patio creating a lovely Summer Seating area and a lawn with a raised bed to one side. Overall 8 Kings Park offers the opportunity for an affordable family home with parking, garage and garden in the popular town of Chulmleigh.

ENTRANCE

From the front, a short paved path and paved step lead up to the half glazed Front Door with matching glazed panel to one side opening into the

ENTRANCE HALL

with doors to the Kitchen, Sitting Room and Cloakroom, radiator, coved ceiling, central heating thermostat and wooden block floor.

CLOAKROOM

with obscure glazed window to the front and matching white suite comprising a low level WC and a corner wall mounted wash hand basin with tiled splash backs. The Cloakroom also benefits from wood block flooring and ample coat hanging space. In one corner is a built-in cupboard housing the 'Grant' oil fired boiler providing domestic hot water and servicing the radiators, with range of slatted shelving over and central heating and hot water control panel to one side.

SITTING ROOM

A good sized room with fully glazed sliding patio doors at one end overlooking and leading out to the garden, radiator, inset ceiling down lighters, four wall lights, TV point and coved ceiling.

KITCHEN

fitted with a range shaker style units to three sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer sink unit with mixer tap set below a window to the rear with tiled sill. At one end there is a Rangemaster electric cooker with matching extractor fan over, set between a range of matching wall cupboards. The Kitchen also benefits from space and plumbing for a dish washer, a door to the Dining Room, track of ceiling spot lights, radiator and small breakfast bar. On one side a door opens into the

UTILITY ROOM

also fitted with a range of shaker style units to two sides under a laminate work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the rear with tiled sill. The Utility Room also benefits from space and plumbing for a washing machine and tumble dryer, space and point

for a fridge/freezer, extractor fan and inset ceiling down lighting. On one side a half glazed Back Door opens out to the Rear Garden.

DINING ROOM

A good sized room with two windows to the front overlooking Royal Charter Park and understairs study recess to the side. The Sitting Room also benefits from a radiator, electric fuse boxes, TV point, understairs storage cupboard, coved ceiling and inset ceiling down lighting. On one side stairs with wooden balustrade and hand rail lead to the

FIRST FLOOR LANDING

with doors off to all principal rooms, hatch to roof space, window to the front and inset ceiling down lighting. The Landing also benefits from three useful built-in storage cupboards which are all fitted with shelving.

BEDROOM 1

A large double bedroom with window to the rear overlooking the garden, radiator and TV point. In one corner a door opens into an

EN-SUITE SHOWER ROOM

fitted with a matching white suite comprising a fully boarded corner shower cubicle housing a 'Mira Pronta' stainless steel mixer shower with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with tiled splash backs and mirror and shaver light over. The Shower Room is finished with a heated towel rail, an obscure glazed window to the front and a useful corner shelf.

BEDROOM 2

Another double bedroom with two windows to the front overlooking Royal Charter Park with radiator below, TV point. On one side is a built-in over-stair wardrobe fitted with hanging rail and storage shelving.

BEDROOM 3

A single bedroom with window to the rear, radiator and some display shelving.

BATHROOM

with partially tiled walls and matching cream suite comprising a panel bath with stainless steel mixer tap with telephone style shower attachment, as well as a Mira 415 mixer shower over; pedestal wash hand basin and low level WC set below an obscure glazed window to the rear. The Bathroom is finished with a radiator, extractor fan and shaver light.

OUTSIDE

From Royal Charter Park, a single parking space gives access to the attached Single Garage with wooden up and over door, concrete floor, and power, light and water connected. At the rear of the garage a half glazed pedestrian door opens into the Rear Garden which is mainly laid to lawn and

bordered by mature hedging to the rear. Immediately to the rear of the house there is paved patio area allowing access into the Sitting Room via the patio doors, creating a lovely Summer seating area. From the patio area a paved path leads around the side of the house to Back Door into the Utility Room with wooden panel fence to one side.

SERVICES (RENTAL)

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. Mobile Phone via EE, O2 and Vodaphone. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Council Tax Band C - North Devon Council 2024/25 - £2089.55

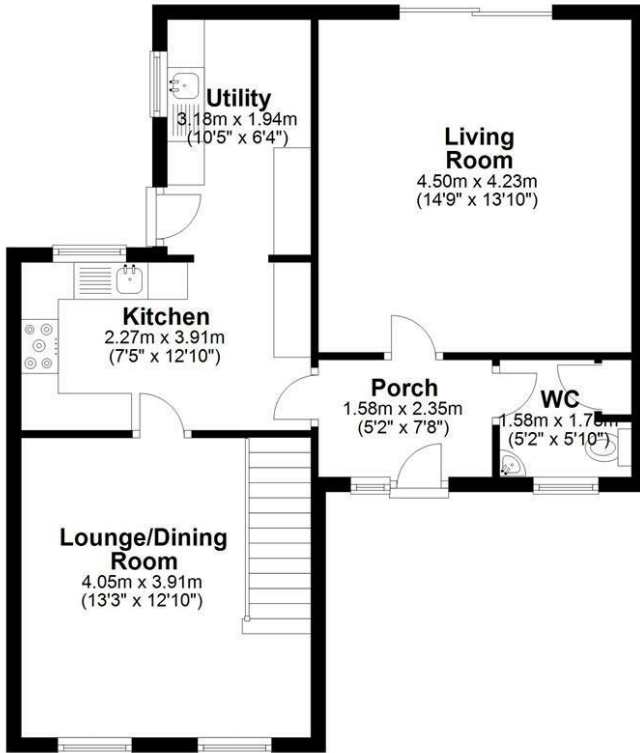
VIEWING

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

Floor Plan

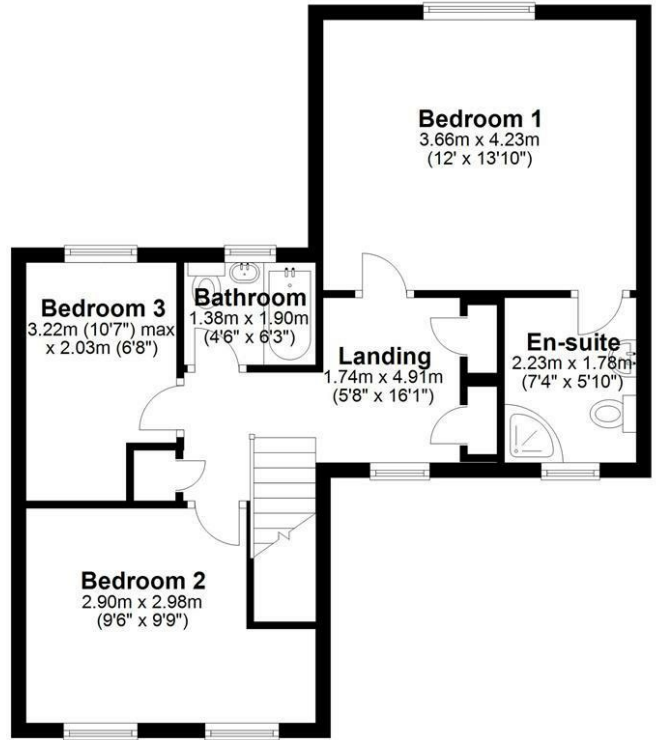
Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



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

8 Kings Park, Chulmleigh

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.