



20 Land Park, Chulmleigh, EX18 7BH
Price Guide £350,000

A well presented DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties offering TWO/THREE BEDROOM accommodation including a Sitting Room, Kitchen/Breakfast Room, and Conservatory with OFF-ROAD PARKING FOR THREE CARS, DETACHED GARAGE and good sized FRONT AND REAR GARDENS. 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

20 Land Park is an exceptionally well presented detached bungalow situated on a large plot towards the outskirts of Chulmleigh, being of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. The well laid out accommodation briefly comprises an Entrance Hall, a Sitting/Dining Room, a Kitchen/Breakfast Room, a Study/Bedroom 3, a Conservatory, two further double Bedrooms and a family Bathroom. The bungalow also benefits from uPVC double glazing throughout as well as oil fired central heating. Outside and to the front of 20 Land Park there is ample parking for three cars, allowing access to a detached Single Garage/Workshop whilst at the front and rear of the bungalow there are large and beautifully landscaped gardens which are mainly laid to lawn with well planted shrub and

fenced borders on all sides creating a high degree of privacy and seclusion and a super feature of the property. 20 Land Park is offered with no-on going chain.

ENTRANCE

From Land Park a concrete drive leads to the half uPVC double glazed Front Door with external electric meter box, opening into the

ENTRANCE HALL

with window to the side, coat hanging space, electric fuse boxes and telephone point. A fully glazed, multi-pane door opens into the

SITTING ROOM

An 'L' shaped dual aspect room with a window to the front with radiator below and full length sliding Patio doors to the rear overlooking and leading into the Conservatory. On one side there is a tiled fireplace housing an electric coal effect fire with wooden surround and mantle. The Sitting Room also benefits from a coved ceiling, another radiator and TV point. Doors lead to the Kitchen/Breakfast Room, the Inner Hall and the

STUDY/BEDROOM 3

with window to the front with fitted desk area below, radiator to one side, and wall mounted 'HRM Wall Star' LPG oil fired boiler providing domestic hot water and servicing radiators.

KITCHEN/BREAKFAST ROOM

A good sized room fitted with a range of matching wall and floor units to three sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer ceramic sink unit with mixer tap set below a window to the rear overlooking the garden with space and plumbing for a washing machine and space and point for a fridge below. On one side is a space and point for an electric cooker with pull out extractor fan over, set between a range of matching wall cupboards. The Kitchen also benefits from a coved ceiling, radiator, Velux window, inset ceiling down lighters and half glazed door to the

REAR HALL

with window to one side and half glazed doors to the front and rear allowing internal access from the front of the property to the rear with ample coat hanging space and space and point for fridge freezer to one side.

CONSERVATORY

situated at the rear of the property and being of uPVC double glazed construction under a triple poly carbonate roof with radiator to one side and fully glazed sliding patio doors overlooking and leading out to the garden.

INNER HALL

with hatch to insulated and part boarded roof space, doors to the Bedrooms and Bathroom and Airing Cupboard housing factory lagged hot water cylinder with electric immersion heater, range of slatted shelving and central heating and hot water control panel to one side.

BEDROOM 1

A double bedroom with window to the front, radiator, coved ceiling and built-in wardrobe fitted with hanging rails and storage shelving.

BEDROOM 2

Another double bedroom with window to the rear overlooking the Garden with radiator below.

BATHROOM

with half tiled walls and matching suite comprising a panel bath with stainless steel mixer tap with telephone style shower attachment, and mixer shower at one end with glazed shower screen to one side; a pedestal wash hand basin and low level WC both set below an obscure glazed window to the side. The bathroom is finished with a mirror fronted medicine cabinet, radiator and fitted towel rails.

OUTSIDE

From the cul-de-sac a wide concrete drive leads to the Front Door and allows enough space for two cars with a mature shrub bed to one side and a wrought iron pedestrian gate leading through to a small enclosed area giving access to the half glazed door into the Rear Hall with outside tap to one side. On the other side of the driveway is a wide area of Front Lawn with pretty shrubs to the front, which gives rise to a further concrete drive allowing enough space for another vehicle and access into the Detached Garage/Workshop of timber construction under a galvanised iron roof with concrete floor and power and light connected. Between the Garage and the bungalow a wooden pedestrian gate opens into the Rear Garden which is of a good size and mainly laid to lawn with pretty mixed borders creating a really super feature. The Garden benefits from two paved seating areas and benefits from wooden panel fences on all sides creating a high degree of privacy and seclusion and a secure environment for pets and children.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Satellite available via Sky.

Broadband speed is Basic is 18 Mbps and Superfast is 58 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band C - £2,185.36 p.a. for 2025/26

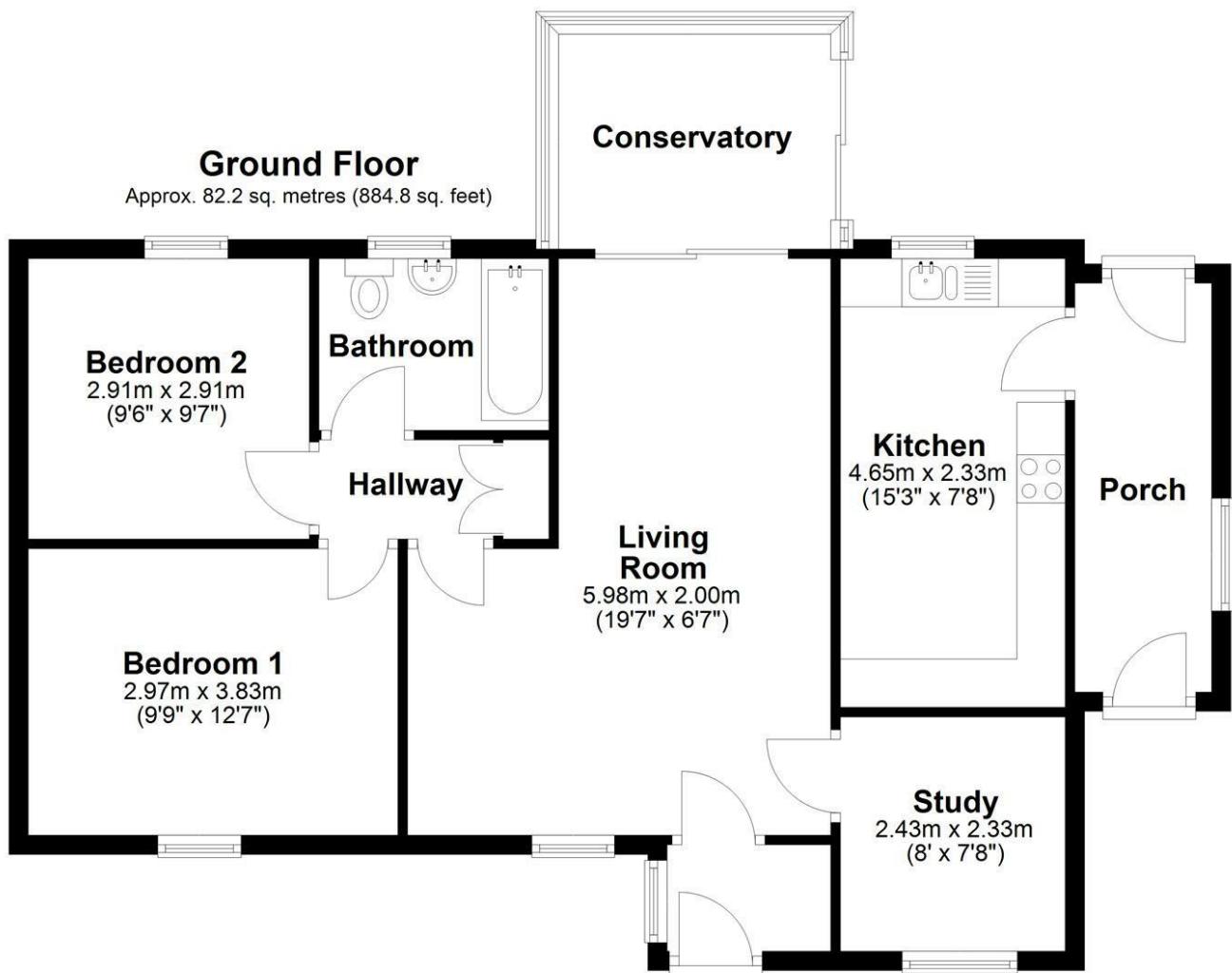
VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - sunk.remarking.cowboy

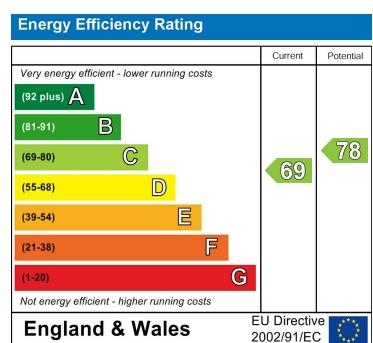
Floor Plan



Area Map



Energy Efficiency Graph



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