



**22 Four Ways Drive, Chulmleigh, EX18 7AZ**

**Price Guide £385,000**

A spacious and versatile DETACHED BUNGALOW situated on a good sized plot in a quiet cul-de-sac a short walk from the centre of Chulmleigh offering attractively presented and highly adaptable FOUR DOUBLE BEDROOM and THREE RECEPTION ROOM accommodation benefitting from ample off-road PARKING and good sized front and rear GARDENS.

## 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

22 Four Ways Drive is a detached village bungalow situated on a good sized plot in a quiet cul-de-sac of similar properties on the edge of Chulmleigh. The property is of modern timber framed and cavity block construction under an interlocking concrete tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. 22 Four Ways Drive offers spacious and versatile accommodation benefitting from four double Bedroom accommodation and includes a good sized open-plan Kitchen/Dining/Living Area overlooking the garden, an Office/Study, a superb Walk-in Dressing Room, a Bathroom, a Cloakroom and a separate Utility Room. The bungalow also benefits from oil-fired central heating throughout. Since 2024 the current owners have replaced the radiators, boiler, the kitchen and most of the floor coverings. Outside and to the front of 22 Four Ways

Drive there is ample off-road parking for at least three cars, whilst to the rear of the bungalow are good sized level gardens which are mainly laid to lawn and bordered by wooden panel fencing and mature hedging creating a high degree of privacy and seclusion and a really super addition. There is also a timber Garden Shed housing a 2/3man hot tub and a dog washing facility. In all 22 Four Ways Drive offers the opportunity for a quietly situated detached bungalow offering highly adaptable and versatile four bedroom accommodation with parking and gardens, all conveniently situated a five minute walk from the centre of Chulmleigh.

## ENTRANCE

From Four Ways Drive, a concrete drive and parking area allowing enough space for 3 cars allows access to the half uPVC double glazed Front Door opening into the

## ENTRANCE PORCH

being of rendered and colour washed block construction under a triple polycarbonate roof with uPVC double glazed windows to the front and side overlooking the Front Garden. On one side is the external electric meter box, whilst overhead is an inset central ceiling light. Half obscure uPVC double glazed door with matching glazed panel to one side opens into the

## ENTRANCE HALL

with doors to the Open Plan Kitchen/Dining/Living Area/Sitting Room, all the Bedrooms, the Bathrooms and the Walk-in Dressing Room. On one side a further door opens into a Storage Cupboard a range of wooden slatted shelving. The Hall also benefits from a telephone point, electric fuse boxes, two central ceiling lights, hatch to roof space.

## OPEN PLAN KITCHEN/LIVING AREA

fitted with a range of matching sage green shaker style units to three sides under a laminate work surface with contrasting boarded splash backs including and incorporating a single drainer ceramic sink unit, an inset four ring ceramic hob with tiled splash backs and extractor hood over, and pot drawers below. On the opposite side there is a built-in eye-level oven and grill and an integrated freezer to one side. At the rear an archway leads through to the Dining Area with fully uPVC double glazed sliding patio doors overlooking and leading out to the Garden and allowing good natural light, a further door leads into the Office/Study. The Dining Area also benefits from a central ceiling light and radiator, whilst on one side another archway leads through to the Sitting Area with fully uPVC glazed French Doors overlooking and leading out to the garden with matching windows on either side. On one wall is an arched display niche fitted with shelf and radiator to one side, whilst in one corner there is space and point for a TV.

## OFFICE/STUDY

with uPVC double glazed windows to the side and rear overlooking the garden, triple central ceiling light and radiator.

## BEDROOM 1

A super double bedroom being dual aspect with uPVC double glazed windows to the front and side overlooking the Front Garden with radiator, central ceiling light.

## BEDROOM 2

Another double bedroom with uPVC double glazed window to the rear overlooking the garden with radiator below, central ceiling light.

## BEDROOM 3

Another double bedroom with uPVC double glazed window to the front with glazed panel and radiator below overlooking the Garden. Two central ceiling lights, coved ceiling.

## BEDROOM 4

A double bedroom with uPVC double glazed window to the front overlooking the garden with glazed panel below. Radiator, three inset ceiling down lighters.

## TOILET

with fully tiled walls and matching white suite comprising a wall mounted wash hand basin with stainless steel pillar taps set below an obscure uPVC double glazed window to the front with white painted sill; and low level WC with radiator to one side. The Toilet is finished with a central ceiling light and motion sensor.

## DRESSING ROOM

accessed from the Entrance Hall and located on the opposite side to the Master Bedroom the Walk-in Dressing Room is a very useful addition to the property with internal arched window at one end allowing borrowed light from the Sitting Area as well as three dimmable spotlights central to the room. Along one wall there is a good range of hanging rails and storage shelving creating a really useful addition.

## BATHROOM

with partially tiled walls and matching white suite comprising a panel shower bath with stainless steel mixer taps and 'mixer shower over and glazed shower screen to one side; built-in vanity unit with mixer tap; and low level WC set below an obscure glazed window to the side. The Bathroom is finished with a heated towel rail, and a ceramic tiled floor.

## OUTSIDE

From Four Ways Drive, a concrete drive provides ample parking for at least three cars and allows access to the Front Door with a level area of lawned garden to one side. From the parking area a concrete and paved path allows access to a

wooden pedestrian gate opening onto a concrete path at the side of the bungalow which in turn leads into the Rear Garden. Immediately to the rear of the bungalow is a good sized paved patio creating an ideal Summer seating/outdoor dining area and a great site for flower pots and planters. Beyond the patio area a gravel and paved path leads along the remaining side of the bungalow to a half uPVC double glazed door into the Utility Room being single storey and of rendered and colour washed block construction under a triple polycarbonate roof with space and plumbing for a washing machine and tumble dryer and housing the oil-fired boiler providing domestic hot water and servicing radiators. At the rear of the patio area, paved steps lead up to the good sized Rear Garden which is mainly laid to lawn and bordered at one end and to one side by wooden panel fencing and to the remaining side by clipped laurel hedging. On one side of the rear garden, a concrete path leads up to two Garden Sheds, whilst on one side a timber Summer House houses a hot tub and a useful dog washing/drying facility.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators.

Satellite available via Starlink.

Broadband speed is Basic 100 Mbps and Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band D - £2,576.04 p.a. for 2026/27

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## **VIEWING & DIRECTIONS**

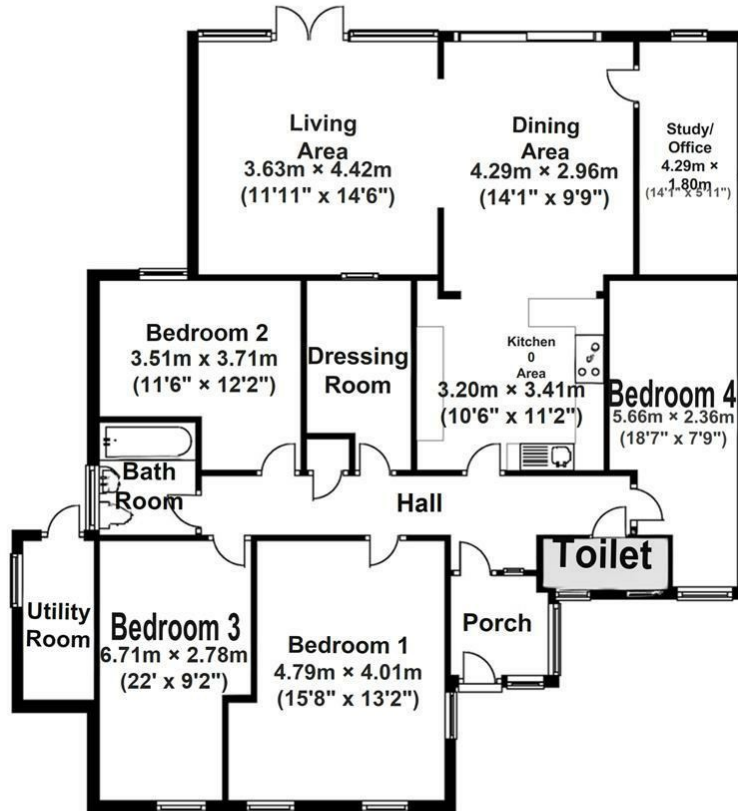
Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

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

What3words - ///trappings.perfectly.lightly

## Floor Plan

### 22 Fourways Drive

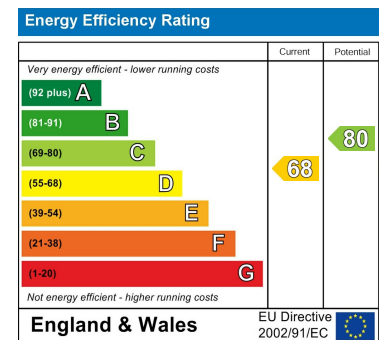


Gross internal area: approx. 142.9 sq. metres (1538.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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