11 Kings Park, Chulmleigh, EX18 7DJ

Guide Price **£450,000**

11 Kings Park

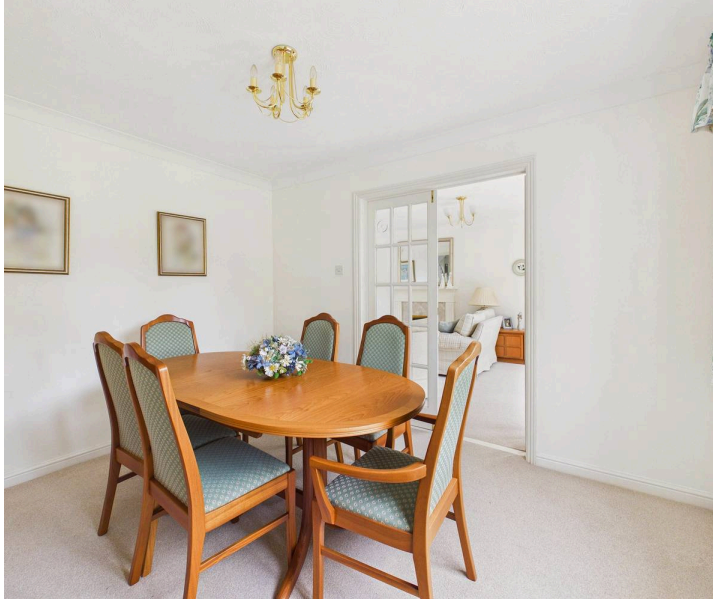
Chulmleigh

- Detached executive style 4 bedroom property
- Master bedroom with en-suite
- Kitchen/diner plus separate dining room
- Spacious lounge with bay window
- Office/5th bedroom to the ground floor
- Well tended garden with patio
- Double garage & parking
- No onward chain

Set in a sought-after residential area, this spacious detached home offers flexible living space, a generous garden and everything needed for modern family life. With four bedrooms, multiple reception rooms and a double garage, it's a home that provides plenty of room to grow, all within easy reach of excellent local amenities and a highly regarded secondary school.

The welcoming entrance hall leads through to a spacious kitchen and dining room, fitted with beech-style units, a ceramic sink, double eye-level oven, electric hob and space for a dishwasher. Patio doors open directly onto the garden, making it easy to move outside for family meals or summer entertaining.

The lounge is a bright and comfortable space, centred around a feature fireplace with a bay window to the front and patio doors opening onto the garden. A separate dining room links the kitchen and lounge, creating a natural flow for everyday living and larger gatherings.



Also on the ground floor is a useful office, which could equally work as a fifth bedroom, along with a practical utility room offering additional storage, space for white goods, a sink and direct access to the garden. A downstairs WC completes the accommodation.

Upstairs, the main bedroom benefits from its own ensuite shower room. There are two further double bedrooms, a generous single bedroom and a family bathroom, giving plenty of flexibility for families, guests or those working from home.

Outside, the level wraparound garden has been well cared for and is mainly laid to lawn with established flower and shrub borders. A pergola-covered seating area provides a sheltered spot to relax, while a separate patio is ideal for outdoor dining. The garden is well enclosed, making it a great space for both children and pets.

To the front, the driveway provides parking for at least two vehicles and leads to the double garage, complete with power and lighting.

The property is located in the popular market town of Chulmleigh, well known for its excellent secondary school and strong sense of community. You'll also find a primary school, health centre, shops, cafés, a golf course and a choice of places to eat, making this a practical and welcoming place to call home. The property is being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Band E - North Devon 2026/27 - £3148.49

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 900Mbps

Drainage: Mains drainage

Heating: Oil fired central heating

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

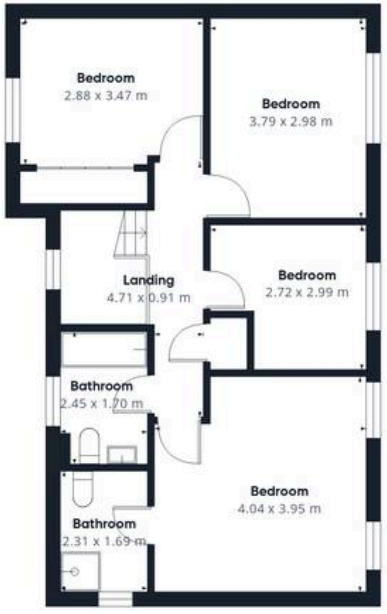
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS : From the A377 take the main turning to Chulmleigh onto Leigh Road. Continue into the middle of the town and at the junction take a sharp left turn onto South Molton Street. Continue up and take a right turn onto Kings Park, then the 3rd right and number 11 can be found up in the top left corner marked with a Helmores board.

For Sat Nav: EX18 7DJ

What3Words: ///foster.scaffold.drama

Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

HELMORES

Approximate total area(1)

166.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.