



5 Four Ways Drive, Chulmleigh, EX18 7AZ

Price Guide £280,000

A DETACHED BUNGALOW situated in a quiet cul-de-sac of similar properties offering COMFORTABLE THREE BEDROOM accommodation including a Sitting Room, Kitchen and modern Bathroom with OFF-ROAD PARKING, SINGLE GARAGE, WORKSHOP and Large Gardens. 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

5 Four Ways Drive is a well presented detached bungalow situated in a quiet cul-de-sac on a small development of similar bungalows, close to the schools and the Health Centre and a few minutes walk from Chulmleigh's town centre. The bungalow was built in the early 1980's and stands on a large level plot being of modern insulated timber-framed construction with rendered and colour washed elevations under a concrete tiled roof, with uPVC double glazed windows and doors throughout. Internally the well presented accommodation briefly comprises an Entrance Hall, a Sitting Room, a Kitchen, a useful Utility Room, a Conservatory, three Bedrooms and a modern Bathroom with separate shower. 5 Four Ways Drive also benefits from oil fired central heating and has scope for further extension and improvement, subject to any necessary planning permissions or building

regulations. Outside the bungalow is approached from the cul-de-sac over a concrete drive allowing ample parking for two cars and access into the attached Single Garage and lean-to wooden Workshop. The large level gardens lie at the front and rear of the property and offer a high degree of privacy and seclusion creating a super addition, benefitting from two Garden Sheds and a Greenhouse.

ENTRANCE

From the front, a half glazed Front Door with external meter box to one side and tiled step, opens into the

ENTRANCE HALL

with doors to all principal rooms, hatch to roof space, radiator, plank effect floor covering, central heating and hot water control panel. On one side is a built-in Cloaks Cupboard and a built-in Storage Cupboard.

SITTING ROOM

A light and airy 'L' shaped triple aspect Sitting Room with windows to the front and side overlooking the cul-de-sac, two radiators, TV point, plank effect floor covering, and range of built-in book shelving.

KITCHEN

fitted with a good range of matching wall and floor units to four sides under a laminate work surface with tiled splashbacks including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the side. At the rear there is a space and point for a freestanding electric cooker with an extractor hood over, set between a range of matching wall cupboards. The Kitchen also benefits from space and point for a fridge freezer, display shelving, plank effect floor covering and a half glazed Back Door leading out to the

UTILITY ROOM

A half glazed lean-to addition under a polycarbonate roof with half glazed Back Door leading out to the Rear Garden. On one side there is a laminate worksurface with space and plumbing for a washing machine below, useful storage cupboard and space and point for a chest freezer

BEDROOM 1

A large double bedroom with window to the front, radiator, built-in double wardrobe and further built-in wardrobes fitted around the bed.

BEDROOM 2

Another double bedroom with fitted bedroom furniture, window to the rear and radiator

BATHROOM

with fully tiled walls and matching white suite comprising a fully tiled shower cubicle housing a

'Mira' electric shower with glazed shower screen to one side; a built-in vanity unit with stainless steel tap, backlit mirror over, shaver point to one side and cupboard below; panel bath with stainless steel mixer tap set below an obscure glazed window to the rear; and low level WC also set under an obscure glazed window to the rear. The Bathroom is finished with a heated towel rail, a wall mounted electric heater, inset ceiling lights, extractor fan and plank effect floor covering.

BEDROOM 3/STUDY

Previously used as a Dining Room with a fully glazed door to the rear leading into the Conservatory, radiator, and plank effect floor covering.

CONSERVATORY

being of timber and aluminium framed construction under a felted flat roof with four sets of sliding patio doors overlooking and leading out to the Garden.

OUTSIDE

From Four Ways Drive, a concrete drive with good sized lawned garden to one side provides parking for at least two cars and gives access to the attached Single Garage with metal up and over door, concrete floor, half glazed pedestrian to the rear leading out to the garden with window to one side; and 'Worcester' oil fired boiler providing domestic hot water and servicing the radiators. At the side of the garage there is a lean-to timber Workshop, also with concrete floor, work bench, light and power connected and further door leading out to the Rear Garden. At the rear of the bungalow there is a large level lawned garden which is interspersed with mature trees and shrubs creating a high degree of privacy and seclusion and a safe environment for pets and children. Immediately to the rear of the bungalow there is a paved patio area and pergola creating a lovely Summer seating area and an ideal site for flower pots and planters. The garden also benefits from a Greenhouse, two wooden Garden Sheds and the oil tank.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 18 Mbps Superfast 76 Mbps.

Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band D - £2,458.53.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 - comedy.tweeted.overlaid

MONEY LAUNDERING REGULATIONS

Under the Sanctions and Anti-Money Laundering Act 2018, we are required to conduct I.D./AML and proof of funds checks on all purchasers, once a sale has been agreed and before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies for these checks to be carried out.

DISCLAIMER

Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

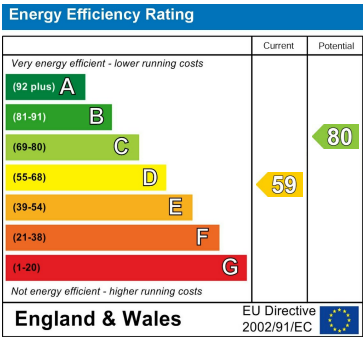
Floor Plan



Area Map



Energy Efficiency Graph



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