



20 Four Ways Drive, Chulmleigh, EX18 7AZ
Offers In The Region Of £335,000

A most attractive DETACHED BUNGALOW situated at the end of a quiet cul-de-sac of similar properties on the edge of Chulmleigh offering modern, well laid out and adaptable TWO/THREE BEDROOM and TWO BATHROOM accommodation benefitting from an air source heat pump servicing heating and hot water with OFF-ROAD PARKING and GOOD SIZED GARDENS on all sides.

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 Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

20 Four Ways Drive is a detached bungalow situated at the end of a quiet cul-de-sac of similar properties on the outskirts of the popular village of Chulmleigh. The bungalow is of modern timber framed insulated block construction with rendered and colour washed elevations under a concrete tiled roof with a more recent single storey addition to the rear encompassing a Shower Room and benefits from uPVC double glazed windows and door units throughout. Internally 20 Four Ways Drive offers newly renovated and beautifully presented and adaptable two/three bedroom accommodation including a triple aspect Sitting Room, a well fitted Kitchen/Dining Room, two Bathrooms, and a modern uPVC double glazed Conservatory which is situated at the rear of the bungalow overlooking the garden, creating a really super addition to the property. 20 Four Ways Drive also benefits from

modern Kitchen and Bathroom suites, and an air source heat pump providing domestic hot water and servicing radiators.

Outside, 20 Four Ways Drive benefits from off-road parking for at least two cars and good sized level gardens which surround the property and encompass large lawns to the front and also the rear which has raised beds to one side, featheredge fencing to three sides plus a hazel hurdle and Devon hedge row to rear, with gate to the front of the property. There is enough space and scope to extend the bungalow, subject to the necessary planning permission and building regulations. In all, 20 Four Ways Drive offers the opportunity of a comfortable family home set in a quiet, sought after location within Chulmleigh, including parking and lovely gardens.

ENTRANCE

From the concrete parking area, a path leads to a step up to the fully obscure uPVC double glazed Front Porch, with the external electric meter box on one side and door opening into the

SITTING ROOM

A triple aspect Sitting Room with uPVC double glazed windows on either side and to the front, allowing a good deal of natural light and overlooking the Garden and Parking area. TV & telephone points, LVT (Luxury Vinyl Tile) composite floor covering and two radiators. On one side a door opens into the

KITCHEN/DINING ROOM

A newly fitted Kitchen/Dining Room comprising a range of wall and floor units to four sides under a laminate work surface with matching upstand, including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the side with integrated dish washer and integrated washing machine below. At one end there is a built-in single oven and grill with stainless steel extractor fan over set between a range of matching wall cupboards. In one corner is space and point for a fridge freezer, whilst on one side a half glazed door leads into a Rear Porch, with electricity connected and access to the garden. The Kitchen is finished with LVT flooring, inset ceiling down lighting, hatch to roof space, radiator, a service/cloaks cupboard containing a hot water cylinder and electric consumer unit and a large larder/cupboard. At the far end, a walkway leads through to the Dining Area which allows enough space for an extendable dining room table which can comfortably sit eight people, and uPVC double glazed French Doors overlooking and leading out to the garden, LVT flooring and radiator.

PORCH/UTILITY AREA

being of uPVC double glazed construction under a

triple polycarbonate roof with a fully glazed door leading out to the garden and ceramic tiled floor.

BATHROOM

A newly fitted bathroom suite with partially tiled walls and matching white suite comprising a large fully enclosed shower cubicle housing a stainless steel mixer shower with sliding door to one side; a low level WC; and a built-in vanity unit with sink and drawers below. The bathroom is finished with a ceramic tiled floor, two obscure glazed windows to the side and a heated towel rail.

STUDY/BEDROOM 3

Currently used as a Study with doors to Bedroom 2 and the Shower Room and fully glazed sliding patio doors into the Conservatory but has previously been used as a bedroom with Luxury Vinyl Tile flooring and radiator to one side.

CONSERVATORY

Also of uPVC double glazed construction under a triple poly carbonate roof with fully glazed door at one end leading out to the garden and radiator to one side.

BEDROOM 1

A good sized double bedroom with window to the front, with built-in wardrobe and radiator to one side.

BEDROOM 2

Formerly the garage but now a double bedroom with window to the front and a further window to the side overlooking the side garden (the apple tree area) and radiator.

SHOWER ROOM

with fully tiled walls and matching white suite comprising a fully glazed shower cubicle fitted with an electric shower; a low level WC and a built-in vanity unit with cupboard below. The shower room is finished with a ceramic tiled floor, a heated towel rail, an obscure glazed window to the rear and a high obscured uPVC glazed window to the side.

OUTSIDE

From the cul-de-sac at the end of Four Ways Drive, a concrete drive allowing off-road parking for at least two cars allows access to the Front Porch and Front Door. To the front of the bungalow on one side of the parking area there is a good sized Front Garden, being level and mainly laid to lawn whilst in one corner a wooden pedestrian gate opens into the larger Rear Garden which is an 'L' shape and also mainly laid to lawn with feather edged fencing to three sides and hazel hurdles and Devon bank to the rear, creating a good screening hedge. At one end there are raised vegetable beds with some mature fruit trees to one side. The garden also benefits from two wooden Garden Sheds, attractive shrub borders and two paved patio areas adjacent to the bungalow a creating lovely summer seating and dining areas.

SERVICES & COUNCIL TAX

Council Tax Band D - £2,458.53.p.a. for 2025/26
Mains electricity, mains water and mains drainage.
Air Source Heat Pump providing domestic hot water and servicing radiators.
Satellite available via Sky (currently not connected)
There is a digital TV aerial in the loft.
Broadband speed is Basic 18 Mbps and Superfast 76 Mbps.
Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider)

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 - classed.unfilled.unlimited

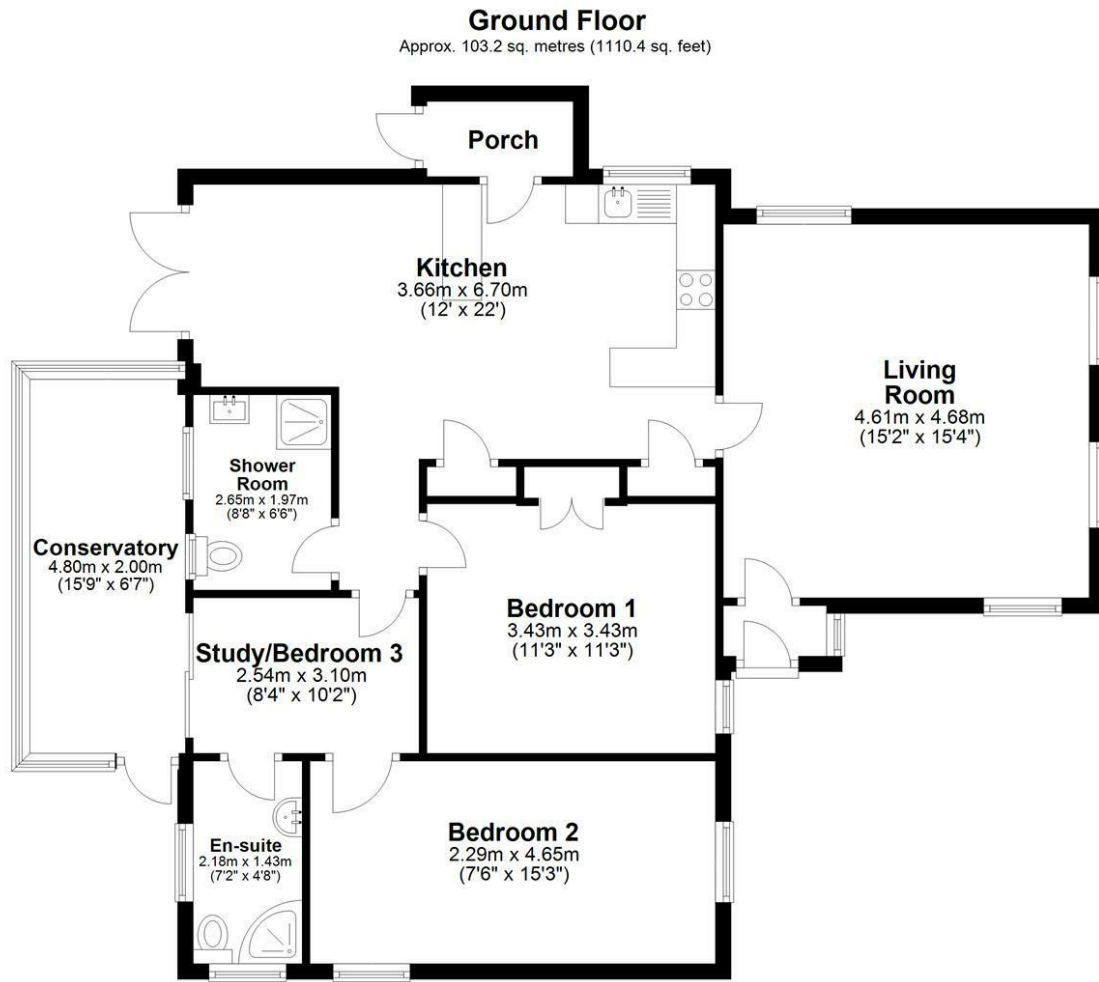
MONEY LAUNDERING REGULATIONS

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.

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Floor Plan



Total area: approx. 103.2 sq. metres (1110.4 sq. feet)

Area Map



Energy Efficiency Graph

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

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