



**12 Land Park, Chulmleigh, EX18 7BH**  
**Offers In Excess Of £300,000**

A most attractive and modernised DETACHED BUNGALOW situated in a sought after cul-de-sac of similar properties a short walk from the centre of Chulmleigh offering exceptionally well presented THREE BEDROOM ACCOMMODATION with scope for further extension (subject to necessary pp) benefitting from OFF-ROAD PARKING, an attached SINGLE GARAGE and LARGE 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 watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

12 Land Park is a detached bungalow situated on a good sized plot in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh. The property was built in the early 1980's and is of modern timber framed cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. 12 Land Park has recently been the subject of extensive internal modernisation and improvement including updating the electrics and the plumbing, installing a new boiler, refitting the Kitchen and Bathroom suites, as well as redecorating and re-carpeting many of the rooms. Internally the well laid out accommodation briefly comprises an Entrance Hall, a Sitting/Dining Room, a Kitchen, three Bedrooms, a Bathroom and a separate WC. 12 Land Park sits on a good sized plot so has scope for further extension if the

purchaser should so desire, but obviously subject to the necessary planning permissions and building regulations. Outside the property is approached over a concrete drive allowing enough parking for two cars and access into the Single Garage, whilst on one side there is a good sized Front Garden. At the rear of the bungalow there is a large, enclosed and very private garden which is mainly laid to lawn with several mature trees and shrubs which could be cut back to create even more space. 12 Land Park is offered with no ongoing chain.

## ENTRANCE

From the parking area, a concrete path leads up to the fully glazed Front Door opening into the

## ENTRANCE HALL

with doors off to all principal rooms, hatch to roof space, radiator and telephone. On one side there is a built-in Cloaks Cupboard housing the new consumer unit. Further to one side is the Airing Cupboard housing the newly fitted factory lagged hot water cylinder with electric immersion heater and boiler programmer.

## SITTING/DINING ROOM

A triple aspect 'L' shaped room with windows to the front and side overlooking the garden and allowing good natural light. On one side there is a brick fireplace suitable for a wood burner, subject to an inspection by a HEATAS registered engineer, with tiled hearth and wooden mantle over. The Sitting Room is finished with a TV point and radiator.

## KITCHEN

A newly fitted kitchen including a range of matching light grey units to three sides under a laminate worksurface with tiled splash backs including and incorporating a single drainer sink unit with mixer tap set below a window to the side with space and plumbing for a washing machine below. On one side is a built-in 'Bosch' single oven and grill with inset induction hob with stainless steel extractor fan over and a range of matching wall cupboards to one side. The Kitchen is finished with a Bosch fridge/freezer, modern lighting and a linoleum floor. On one side a half glazed Back Door leads out to the Rear Garden.

## BEDROOM 1

A good sized double bedroom with window to the front overlooking the garden, built-in double wardrobe to one side fitted with hanging rail and storage shelving, and radiator.

## BEDROOM 2

A smaller double bedroom with window to the rear overlooking the garden with radiator below and coved ceiling.

## BEDROOM 3

A single bedroom with window to the rear and radiator.



## **CLOAKROOM**

with half tiled walls and low level WC set below an obscure glazed window to the rear and radiator.

## **BATHROOM**

with fully tiled walls and newly fitted white suite comprising a panel bath with stainless steel taps, a 'Mira' electric power shower over and glazed shower screen to one side; a pedestal wash hand basin set below an obscure glazed window to the rear with radiator to one side.

## **OUTSIDE**

From Land Park a concrete drive providing enough space for two cars leads into the Single Garage with concrete floor, metal up and over door, power and light connected and a half glazed pedestrian door leading out to the Garden. In one corner is the newly fitted Grant oil fired boiler providing domestic hot water and servicing the radiators. At the side of the drive there is a good sized Front Garden which is mainly laid to lawn, whilst on the other a concrete path leads down the side of the property into the large Rear Garden passing the oil tank on one side. The rear garden really is a super addition being enclosed, completely private, and mainly laid to lawn with some large established shrubs and trees which could be cut back to create even more space. The concrete path continues along the remaining side of the bungalow, passing the Back Door into the Kitchen and returns to the Front Garden.

## **SERVICES**

Mains electricity, mains water and mains drainage.

Oil Fired Boiler providing domestic hot water and servicing radiators.

Telephone connected subject to BT regulations.

Ultrafast Broadband available - 900 Mbps download and upload speeds

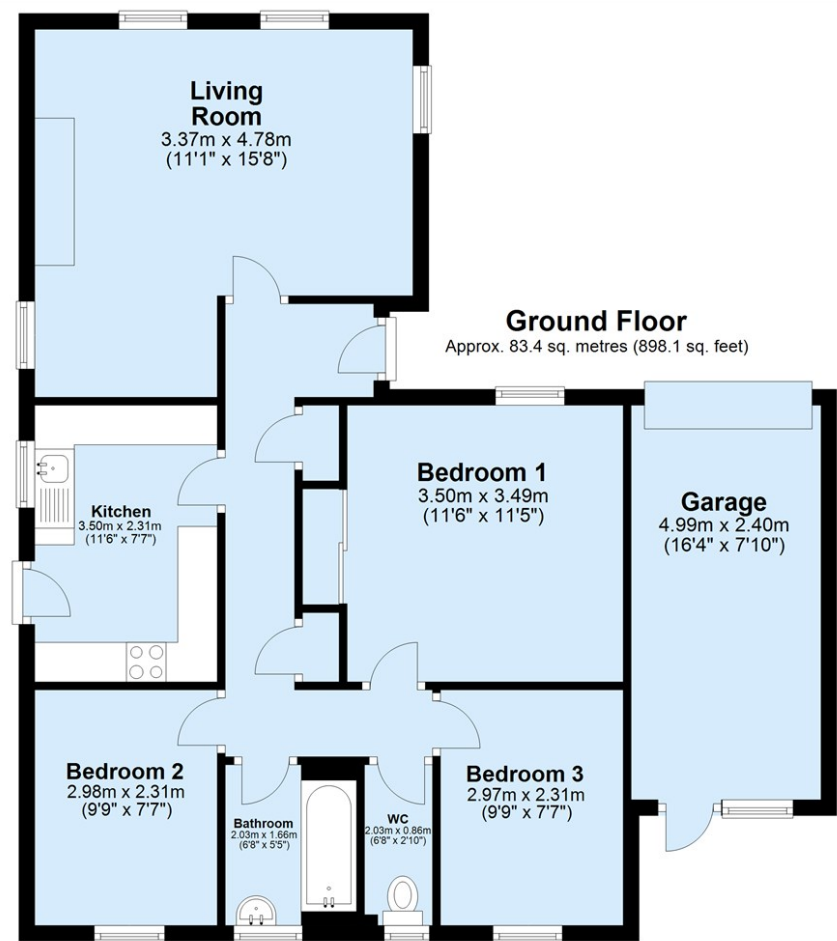
Mobile Phone coverage with Three, EE, O2 and Vodafone (all broadband and mobile info taken from ofcom checker, please check suitability with your own provider)

Council Tax Band D - £2,458.53 p.a. (2025/2026)

## **VIEWINGS**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

Floor Plan



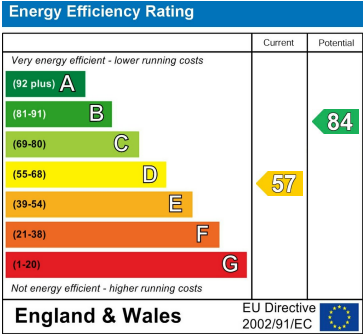
Total area: approx. 83.4 sq. metres (898.1 sq. feet)

For Identification purposes only.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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