



## 9 Ladywell Meadows, Chulmleigh, EX18 7DX

Guide Price £360,000

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### Chulmleigh

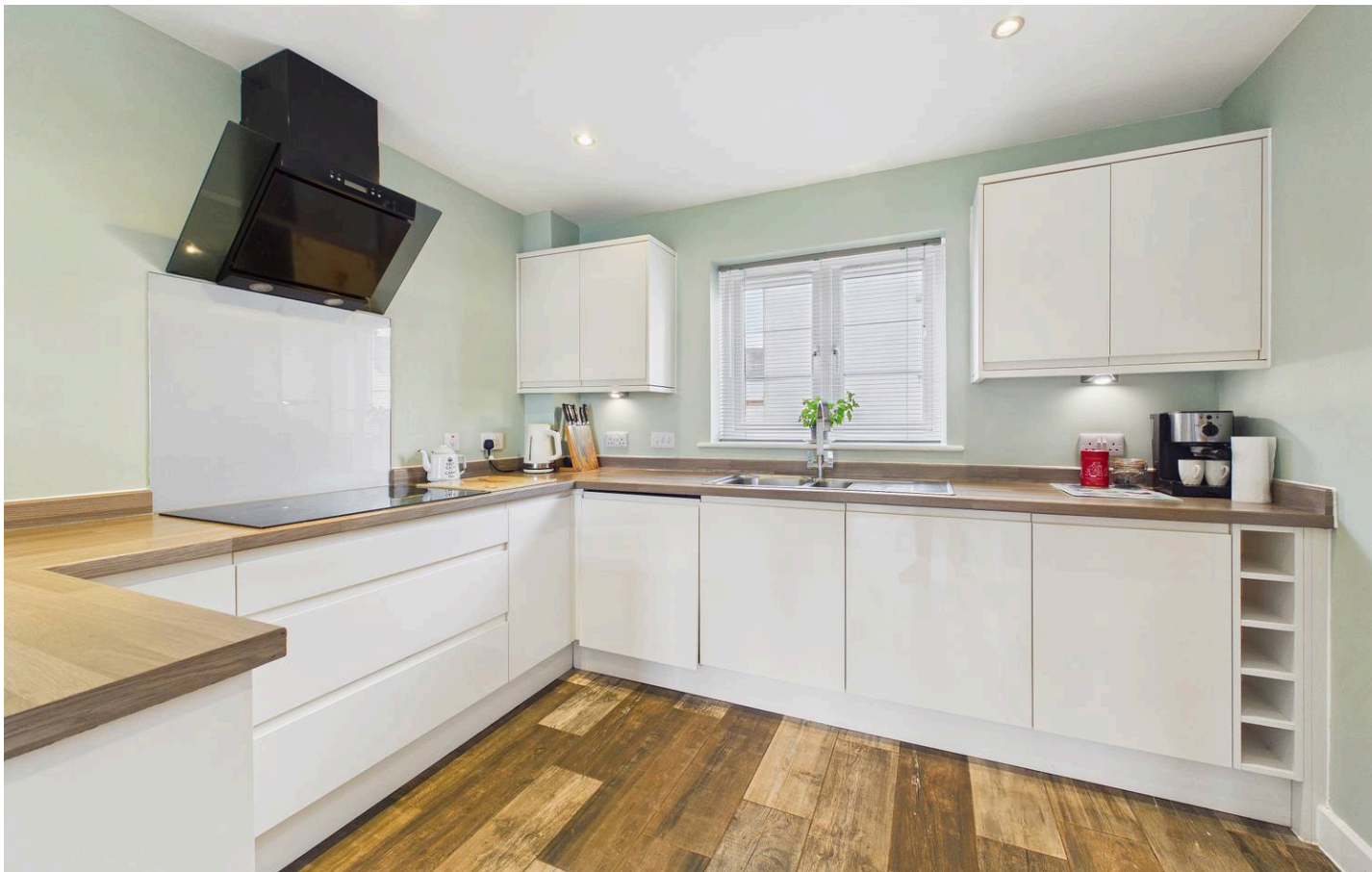
- Spacious property
- 4 Double bedrooms
- 2 large ensuite bathrooms & family bathroom
- Small market town location
- Garage & parking for 1-2
- Enclosed garden
- Part of an attractive small development
- Open plan kitchen/diner
- Walking distance to Chulmleigh Community College
- uPVC double glazing and air source heating

A modern terraced home built in 2018, set within a small development by Devonshire Homes, and located within the sought-after catchment for Chulmleigh Community College.

The house offers well-balanced accommodation, designed with space and practicality in mind. The kitchen and dining area is arranged as an open-plan room, fitted with cream gloss units, integrated appliances including a dishwasher and fridge freezer, eye-level double oven and a five-ring induction hob. A breakfast bar provides an informal seating area, while there is still space for a full dining table. A utility area sits just off the kitchen, and patio doors open out to the garden.

The main lounge is particularly spacious, also with patio doors to the rear, and offers flexibility for both seating and dining if required. A downstairs WC completes the ground floor.





Upstairs, all four bedrooms are comfortable doubles. Two benefit from their own en suite shower rooms, while the remaining bedrooms are served by a family bathroom with a shower over the bath. A galleried landing adds to the sense of space on this floor. The property is fitted with air source heating and uPVC double glazing, and benefits from the remainder of a 10-year NHBC warranty from February 2019.

Outside, the rear garden is enclosed, laid to lawn and designed for straightforward maintenance. There is a quality steel framed veranda and a gate leading through to the parking area. This in turn gives access to the garage, which is fitted with an up-and-over door.

Overall, a well-designed modern home with generous room sizes, energy-efficient features and a convenient setting within a well-regarded school catchment.

Please see the floorplan for room sizes.

Current Council Tax: Band D – North Devon 2026/27 - £2,576.04

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 900Mbps

Drainage: Mains drainage

Heating: Air source heating

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.

**Boundaries, Access & Parking:**

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.

**Virtual Staging:**

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.

**Estate Management Charge**

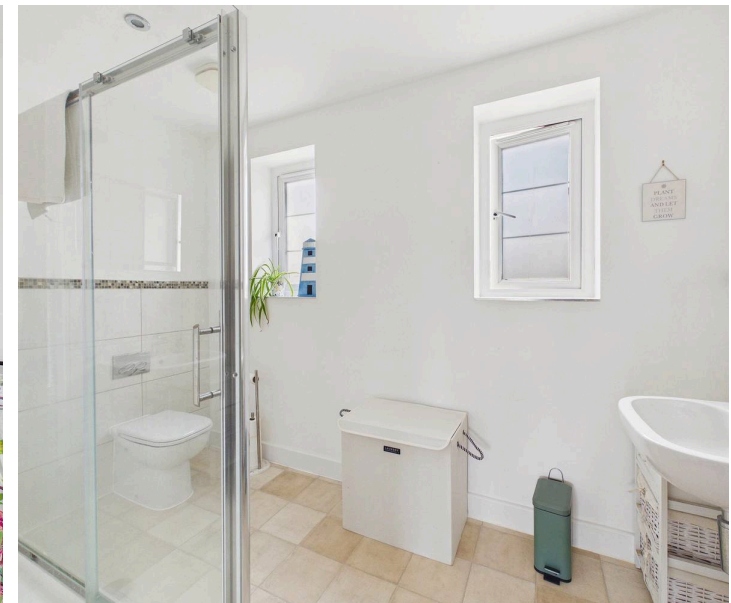
This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments.

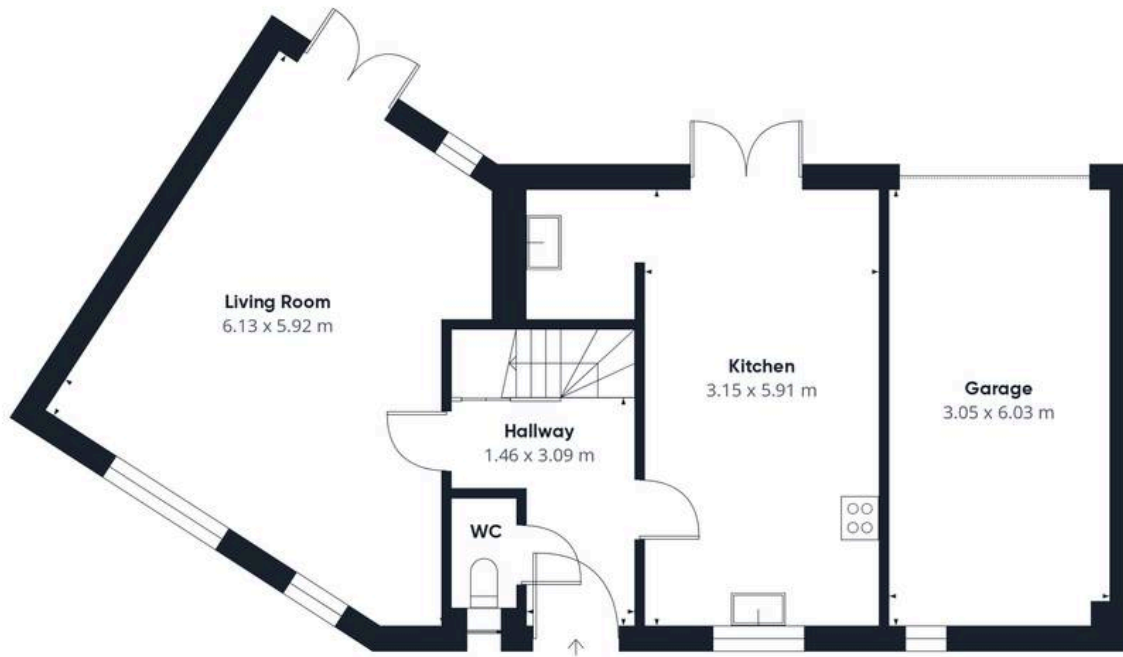
**DIRECTIONS**

From the A377 take the turning for Chulmleigh. Take a right turn onto Ladywell Meadows and number 9 can be found along to the left marked with a Helmores board.

For Sat Nav: EX18 7DX

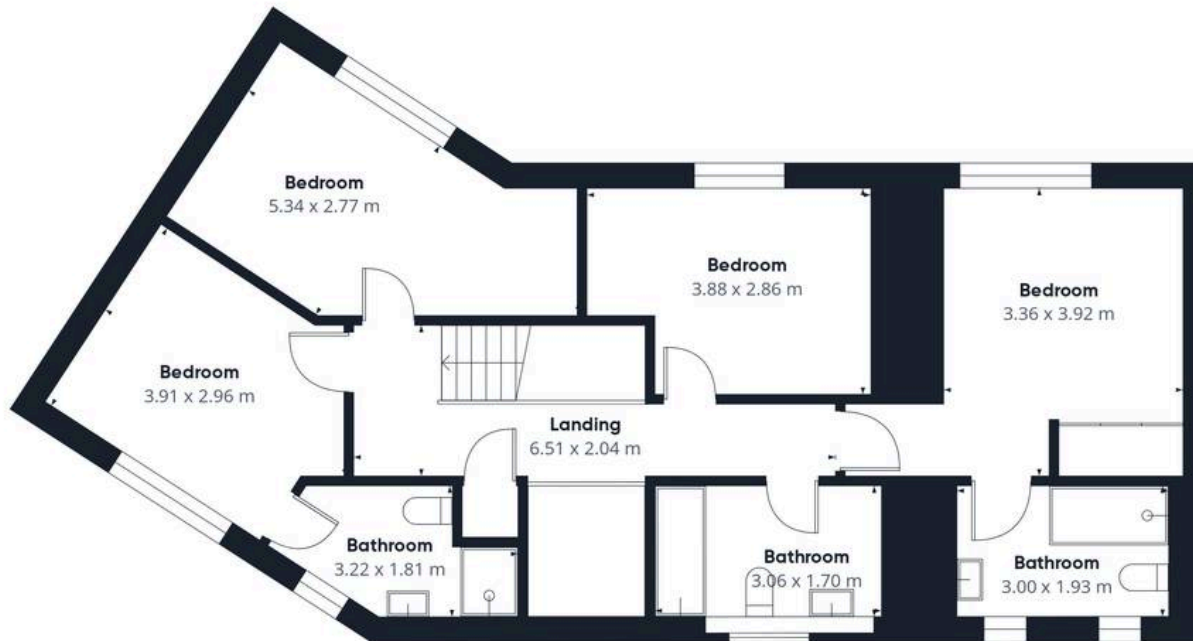
What3Words: [///mainframe.tr](https://www.what3words.com/mainframe.tr)





Floor 0

Approximate total area<sup>(1)</sup>  
150.7 m<sup>2</sup>



Floor 1



(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.

GIRAFFE 360



## Helmores

Helmores, 111-112 High Street - EX17 3LF

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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.