



29 Four Ways Drive

Chulmleigh, EX18 7AZ

- Detached Bungalow
- Three Bedrooms
- Large 65m Garden
- UPVC Double Glazing

Offers In Excess Of ~ £290,000



THE KEENOR ESTATE AGENT



SITUATION 29 Four Ways Drive is situated near the centre of Chulmleigh, 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 butcher, bakery, dairy, newsagent, hairdressers etc, along with both a primary school and secondary school/community college, health centre, dental surgery, Post Office, churches, library, two public houses, a community run Sports Centre and a short 18-hole golf course. The market town of South Molton 8 miles to the north and Crediton 12 ½ miles 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 be easily accessed at South Molton. Barnstaple 17 miles by car is North Devon's regional centre, and the Cathedral and University City of Exeter 23 miles by car 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, providing 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 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION 29 Four Ways Drive is a 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 stands on a large level plot being of modern insulated timber-framed construction and having rendered and colour washed elevations under a concrete tiled roof, with uPVC double glazed windows and doors throughout. Internally 29 Four Ways Drive offers light and spacious three-bedroom accommodation including a good-sized Sitting Room, a Kitchen with a separate Conservatory/Utility Room, a Bathroom, and a Toilet. The property also benefits from electric Haveland ULTRAD programmable gel-filled radiators, laminate floor coverings throughout and has scope for further extension, subject to the necessary planning permissions and building regulations.

Outside, 29 Four Ways Drive benefits from a manageable front garden, off-road parking for at least two cars, an attached Garage, two useful Garden Sheds and a large Rear Garden which is mainly laid to lawn and bordered by well managed and mature shrub beds. In all, 29 Four Ways Drive offers the opportunity of a detached bungalow in reasonable order throughout, enjoying a peaceful situation and a large, private Garden, yet only a short walk from Chulmleigh's shops, schools, amenities, and facilities.

ENTRANCE From the concrete drive a paved path allows access to the Storm Porch with external electric meter box to one side, and the half uPVC lead light double glazed Front Door opening into the

ENTRANCE HALL with white doors to all principal rooms, two electric heaters, hatch to roof space and smoke alarm. On one side there is a Built-in Cloaks Cupboard housing the electric fuse boxes and ample coat hanging hooks, whilst further to one side there is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving over.

SITTING ROOM A light and spacious triple aspect 'L' shaped Sitting Room with uPVC double glazed windows to the front and side overlooking the garden and parking area. The Sitting Room also benefits from two electric heaters, TV & telephone points and is finished with wood effect laminate flooring.

KITCHEN A well fitted Kitchen with a range of painted units to three sides under a marble effect roll-top work surface with tiled splash backs including and incorporating a built-in stainless steel 'Prima' single oven and grill with inset four ring ceramic hob and pull-out extractor hood over, inset one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the side overlooking the Conservatory, space and plumbing for a dish washer, and a good range of matching wall units including two glass fronted display cabinets fitted with glass display shelving. The Kitchen also benefits from a useful larder cupboard, corner display shelving and three inset ceiling down lighters. On one side a half-glazed door leads out to the

CONSERVATORY/UTILITY ROOM being of lean-to uPVC double glazed construction set on a brick plinth under a triple polycarbonate roof with space and plumbing for a washing machine to one side and ceramic tiled floor. At one end a fully obscure uPVC double glazed Back Door overlooks and leads out to the Rear Garden.

BEDROOM 1 A good sized double bedroom with uPVC double glazed window to the front overlooking the garden with electric heater below. On one side there is a built-in double wardrobe fitted with hanging rail and over head storage cupboard. The room is finished with wood effect laminate flooring.

BEDROOM 2 Another double bedroom with uPVC double glazed window to the rear overlooking the garden with electric heater below and laminate flooring.

BEDROOM 3 A good sized single bedroom with uPVC double glazed window to the rear overlooking the garden with electric heater below and laminate flooring.

SHOWER ROOM with fully PVC shower board clad walls and matching white suite comprising a corner shower cubicle housing a 'Gainsborough Madrid 8.5' electric shower with wall mounted shower attachment on a riser and glazed shower screen to two sides; low level WC and a pedestal wash hand basin with brass effect hot and cold pillar taps set below an obscure uPVC double glazed window to the rear. The bathroom is finished with an electric heated towel rail.

TOILET housing a low-level WC set below an obscure uPVC double glazed window to the rear

OUTSIDE From Four Ways Drive, a concrete drive providing ample parking for at least two cars allows access into the Attached Single Garage/Workshop with concrete floor, electricity and light connected, metal up and over vehicular door, half glazed pedestrian door at the rear with uPVC double glazed window to one side overlooking and leading out to the Rear Garden. On either side of the drive there is a good-sized area of lawned Front Garden, whilst immediately to the front of the bungalow there is a paved patio area creating an ideal site for flowerpots and planters. To one side of the Garage a wrought iron pedestrian gate opens onto a wide paved path with wooden panel fence to one side leading to the rear of the bungalow and large paved Patio Area which runs the full width of the bungalow and creates a lovely Summer Seating Area. At one end a further paved path leads up to the Rear Garden on one side and gives access to the door into the Conservatory on the other.

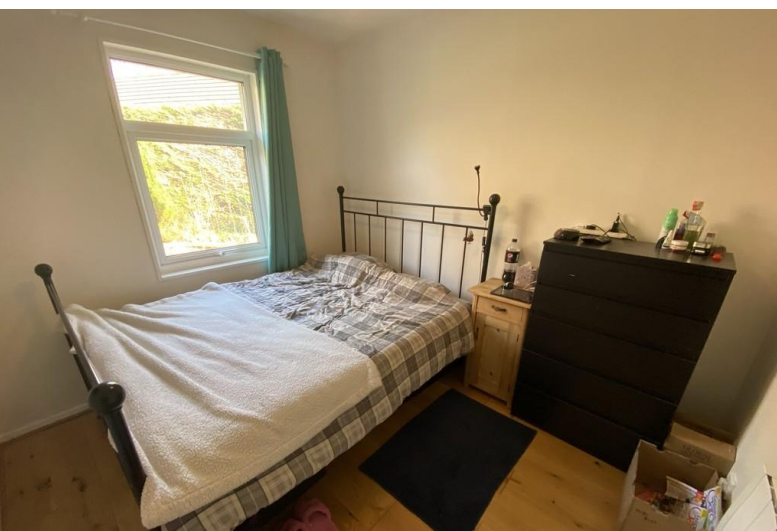
The Rear Garden lies beyond the Patio and is mainly laid to lawn with beautifully planted and well managed shrub borders on either side creating a super addition. The Garden is of a good size and completely private being bordered by wooden feather board fencing on one side, mature hedging at one end and a block wall on the remaining side. The property also benefits from two useful Garden

Sheds, both situated in the Rear Garden.

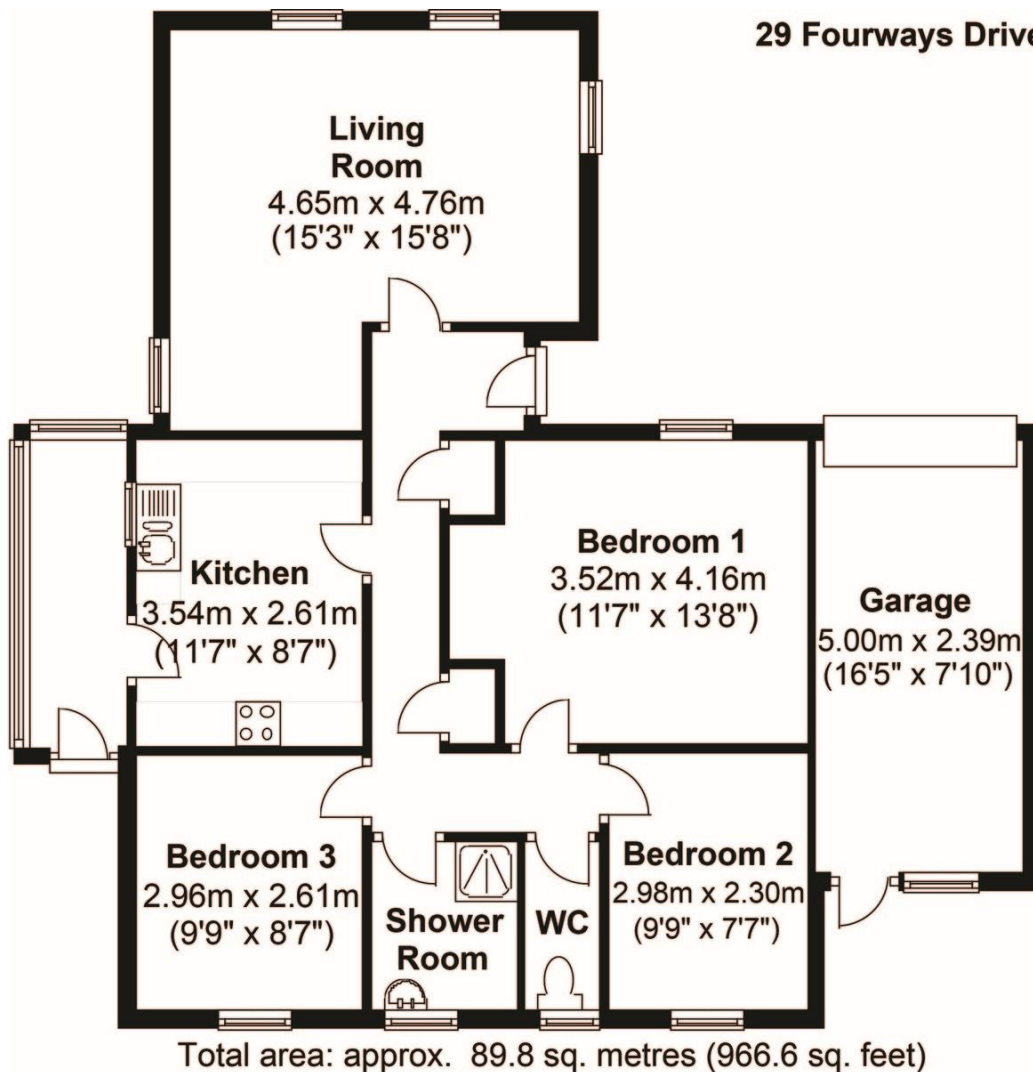
SERVICES Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or email enquiries@keenors.co.uk

DIRECTIONS From the centre of Chulmleigh, travel up South Molton Street and take the first left into Four Ways Drive. Take the next right and No 29 will be found halfway along on the right-hand side.



29 Fourways Drive



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

OFFICE

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Fore Street
Chulmleigh
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements