



## 12 Langley Gardens

Chulmleigh, Devon EX18 7DE

- A Semi-Detached House
- Quiet Cul-De-Sac Location
- Two Bedrooms
- Front and Rear Gardens

Guide Price ~ £225,000



THE KEENOR ESTATE AGENT





**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 butcher, 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

**DESCRIPTION** 12 Langley Gardens is an attractive semi-detached house situated in a quiet cul-de-sac of similar properties towards the outskirts of Chulmleigh enjoying rooftop views over the town to open countryside in the

distance. The property dates back to 1948 and is of rendered brick construction under a pitched slate roof with colour washed elevations and uPVC double glazing throughout. Internally 12 Langley Gardens offers beautifully presented two bedroom accommodation including a light and spacious Sitting Room, a modern Kitchen, a downstairs Bathroom with separate Shower, and a first floor Cloakroom. The property also benefits from a wood burner and LPG gas central heating. Outside and to the front of the house there is a lawned Front Garden with a central concrete path which is shared with the neighbouring property, whilst at the rear there is a larger south facing enclosed garden which is mainly paved with a smaller lawned area in one corner creating a great summer seating area and a lovely site for flower pots and planters.

**ENTRANCE** From Langley Gardens, a wrought iron pedestrian gate opens onto a concrete path which is shared with the neighbouring property and gives access to the Front Door opening into the

**ENTRANCE HALL** with doors to the Sitting Room and Kitchen and stairs leading to the First Floor Landing. The Entrance Hall also benefits from a radiator, window to one side, coat hanging hooks and telephone point.

**SITTING ROOM** A good sized dual aspect room with windows to the front and side overlooking the garden with radiator below. On one side there is a rendered fireplace housing a cast iron wood burning stove with slate hearth, attractive wooden surround and useful recess to one side. The Sitting Room also benefits from a satellite TV connection.

**KITCHEN** An attractive modern Kitchen fitted with a range of cream shaker style units to three sides under a roll-top work surface with tiled splashbacks, including and incorporating a single drainer ceramic sink unit with chrome mixer tap set below a window to the rear overlooking the

garden with space and plumbing for a washing machine and dishwasher below. On the opposite side there is space and point for an electric cooker with extractor fan over set between a range of matching wall units, whilst at one end there is a matching wall mounted glass fronted display cabinet. In one corner is the LPG gas boiler providing domestic hot water and servicing radiators. The Kitchen also benefits from a space and points for a tumble dryer and fridge freezer and a track of ceiling spot lights. In one corner a half glazed door leads through to the rear hall with a useful under-stairs storage cupboard to one side.

**REAR HALL** with half glazed Back Door leading out to the Rear Garden and door leading into the

**BATHROOM** with half tiled walls and matching white suite comprising a panel bath set below an obscure glazed window to the rear; a low level WC; a pedestal wash hand basin with shaver light over; and a fully tiled walk-in shower cubicle housing a 'Mira Sport' electric shower with glazed shower screen to one side. The bathroom is finished with a chrome ladder towel rail, inset ceiling light and ceramic tiled floor with electric under floor heating.

**FIRST FLOOR LANDING** Returning to the Entrance Hall, stairs with hand rail to one side lead straight to the First Floor Landing with doors off to all rooms, useful over-stairs storage cupboard, radiator and windows to the side and rear allowing an abundance of natural light.

**BEDROOM 1** A good sized double bedroom with window to the front with radiator below, attractive ornamental fireplace to one side and TV point.

**BEDROOM 2** A large single/small double bedroom with two windows to the rear and radiator below.

**CLOAKROOM** fitted with low level WC and pedestal wash hand basin with window to the front.

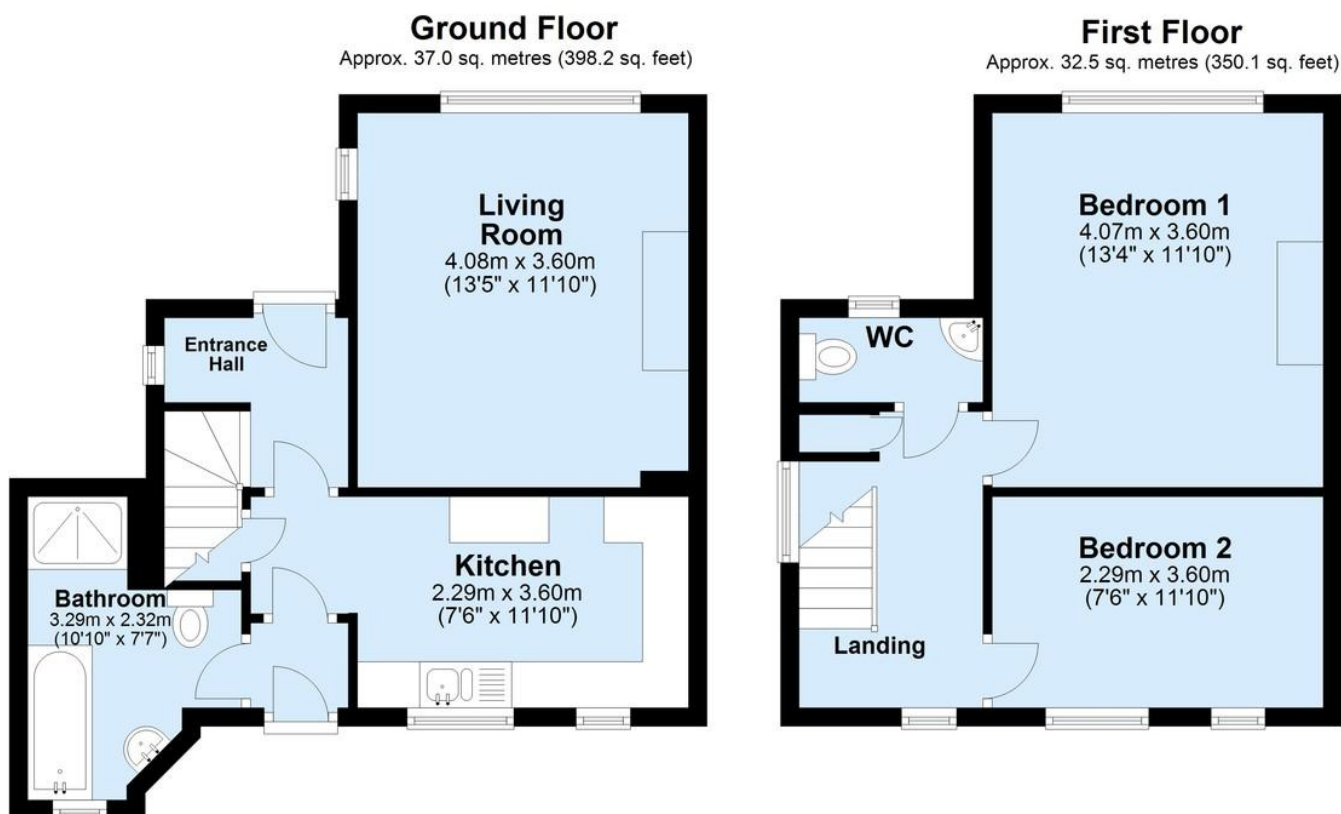
**OUTSIDE** From Langley Gardens, a wrought iron

pedestrian gate opens onto a concrete path which is shared with the neighbouring property and gives access to the Front Door into the Entrance Hall. At the side of the house a concrete drive, over which 12 Langley Gardens has a right of way leads to the rear of the property and a wooden pedestrian gate into the south facing rear garden which is mainly paved with a small area of lawn in one corner, creating a lovely summer seating area and an ideal site for flowers pots and planters with outside tap to one side of the Back Door into the Rear Hall. 12 Langley Gardens also benefits from a Garden Shed and a Log Store which is just beyond the Rear Garden.

**SERVICES** Mains electricity, mains water and mains drainage. LPG Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

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





Total area: approx. 69.5 sq. metres (748.4 sq. feet)

For Identification purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## OFFICE

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## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

North Devon District Council

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