



25 Four Ways Drive

Chulmleigh, Devon EX18 7AZ

- Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen
- Attached Garage

Guide Price ~ £300,000



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, hardware store 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, bank, 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 25 Four Ways Drive is 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 mostly uPVC double glazed windows throughout. Internally 25 Four Ways offers attractively presented two bedroom and two reception room accommodation benefiting from a modern Kitchen and a Wet Room. Outside, 25 Four Ways Drive benefits from a manageable front garden, off-road parking for at least two cars and a large Rear Garden which is mainly laid to lawn completely private and bordered by mature shrub beds.

ENTRANCE From the concrete parking area a paved step with grab rail to one side leads up to fully uPVC obscured double glazed front door opening into the

ENTRANCE HALL with white painted door to the Cloakroom and fully obscured glazed stained pine door into the Dining Room with electric meters and fuse boxes and ample coat hanging space.

CLOAKROOM fitted with a low level WC set below an obscure glazed internal window to the rear overlooking the rear hall, whilst on one side there is a wall mounted wash hand basin with tiled splash backs. The room is finished with a mirror fronted medicine cabinet.

DINING ROOM with uPVC double glazed window to the front overlooking the parking area, archway into the Kitchen, white painted door into the Inner Hall and stained wood obscure glazed door into the Sitting Room. The Dining Room also benefits from a hatch to the roof space, hot water control panel, air circulation system, plug in electric radiator and door bell. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and slatted shelving over.

KITCHEN A newly fitted Kitchen with a range of cream shaker style units to three sides under a marble effect roll

top surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap set below a uPVC double glazed window to the rear with tiled sill. The Kitchen also benefits from a good range of matching wall units, an integrated fridge and a "New World" dual fuel freestanding cooker with a double oven, four ring gas hob and extractor fan over. The Kitchen is finished with a central ceiling strip light. On one side an archway leads to the

REAR HALL with uPVC fully obscured glazed door with matching glazed panel to one side overlooking and leading out the rear garden and a white painted door opens into the Garage. The Rear Hall also benefits from an electric plug in radiator, central ceiling light and an internal window into the Cloakroom

SITTING ROOM with fully glazed uPVC sliding patio doors overlooking and leading out the rear garden, plug in electric radiator, three double wall lights, TV point and central heating thermostat.

INNER HALL with white painted doors to the Bedroom and the Bathroom.

BEDROOM 1 A good sized double bedroom with uPVC double glazed window to the front overlooking the front garden, plug in electric radiator and central heating thermostat.

BEDROOM 2 Another double bedroom with uPVC double glazed window to the front overlooking the garden, plug in electric radiator and central heating thermostat.

WET ROOM with fully tiled walls and matching white suite comprising a Walk-in Shower Cubicle housing a 'Mira Pace' mixer shower with wall mounted shower attachment on a riser, grab handles to one side and glazed shower screen to the other; low level WC; and a built-in vanity unit with sink and cupboard below. The Bathroom is finished with an

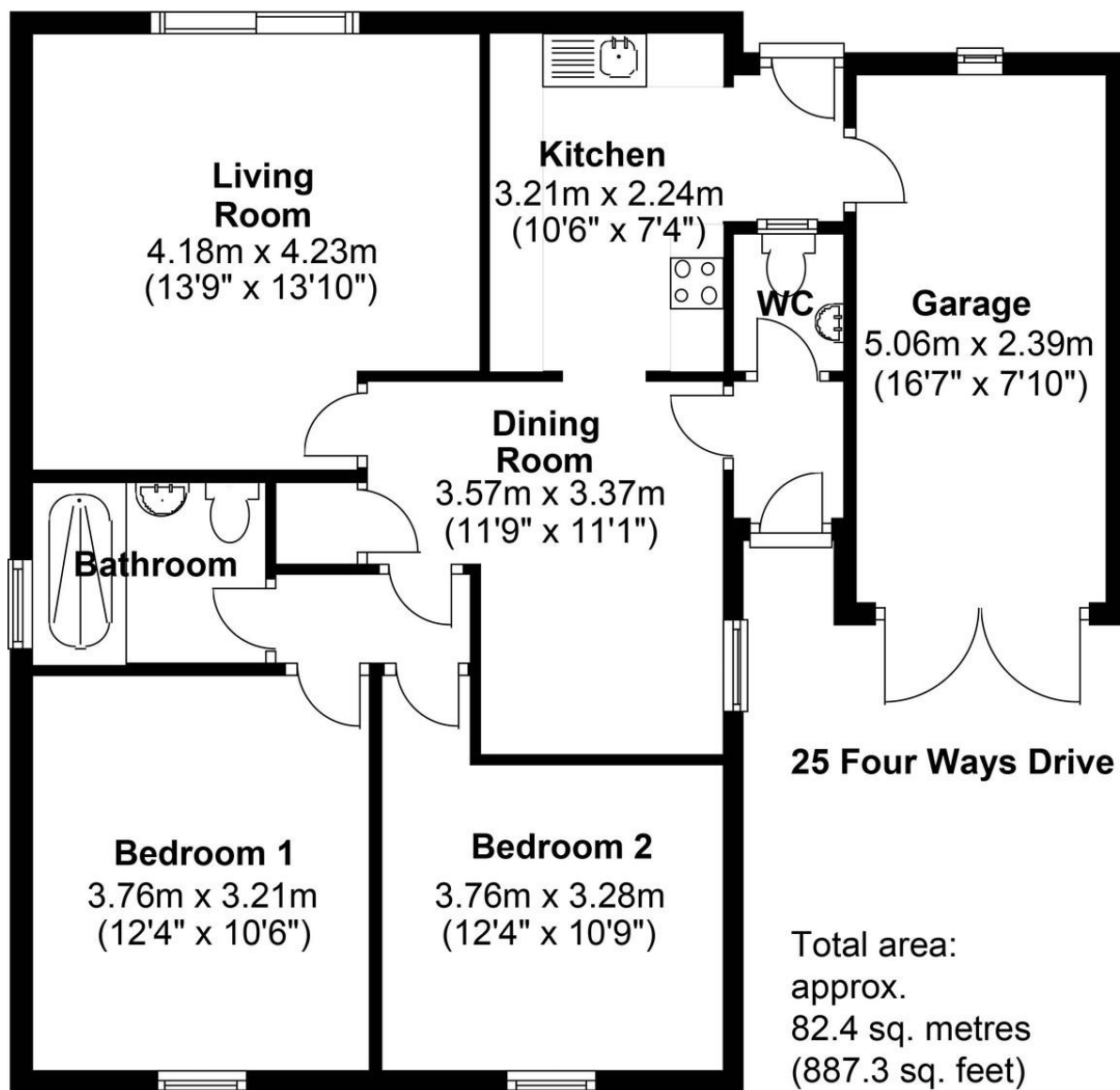
electric panel heater, two mirror fronted medicine cabinets and obscure uPVC double glazed window to one side.

OUTSIDE From Four Ways Drive, a concrete drive providing ample parking for at least two cars allows access to the Front Door and into the Attached Single Garage/Workshop with raised insulated floor, solar panel control box, hatch to roof space, two central ceiling lights and uPVC double glazed panel to the rear overlooking the garden. On one side of the drive there is a good sized area of lawned Front Garden, whilst immediately to the front of the bungalow there are gravelled patio areas creating an ideal site for flower pots and planters. To one side of the Garage a paved path leads along side the bungalow past the LPG gas point to a concrete patio area running the full width of the bungalow at the rear creating a lovely Summer Seating Area and allows access into the Rear Hall and the Sitting Room. The Rear Garden lies beyond the Patio and is mainly laid to lawn with mature hedge borders to the side and rear and a wooden panel fence to the remaining side, creating a high degree of privacy and seclusion. The garden is of a good size and also benefits from a new wooden garden shed in one corner.

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

VIEWING Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C	72	
(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		

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COUNCIL TAX BAND

Tax band D

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