



Little Orchard

South Molton Street, Chulmleigh, Devon EX18 7BW

- Individual Detached Bungalow
- Quiet Off-Road Location
- Four Bedrooms
- Manageable Gardens

Guide Price ~ £450,000



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 bakery, dairy, newsagent, hairdressers, florists 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 Little Orchard is an individual detached bungalow situated in a quiet off-road location a short walk from the centre of Chulmleigh built to a high standard by the reputable local builders, Timbertek 8 years ago and benefitting from the remainder of a ten year NHBC warranty. The property is of modern cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the beautifully presented and well laid out accommodation briefly comprises an Entrance Hall, a feature Open Plan Kitchen/Living/Dining Room being triple aspect with two sets of French Doors allowing good natural light and access out onto the garden, a Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and a family Bathroom. Little Orchard also benefits

from oil fired central heating, attractive oak board flooring in the Living Area, and has been stylishly decorated throughout. Outside the property is approached over a shared gravel drive allowing access into the parking area, detached single garage, garden and further on to the Front Door. The manageable enclosed gardens lie on the south side of the bungalow and are mainly laid to lawn with a central paved path leading to a patio area immediately to the rear of the bungalow and allowing access into the Living area via the French doors.

ENTRANCE From the drive, a short paved path leads up to the Front Door opening into the

ENTRANCE HALL with doors to all principal rooms, radiator, hatch to roof space and smoke alarm. On one side is a built in storage cupboard fitted with coat hooks and shelving, and a further double cloaks cupboard fitted with hanging rail and storage shelving, providing ample coat hanging space.

OPEN PLAN KITCHEN/LIVING AREA A good sized open plan room with a traditional shaker style Kitchen at one end comprising a range of fitted units to two sides under a wood effect work surface with tiled splash backs, including and incorporating a stainless steel single oven with four ring ceramic hob and extractor hood over set between a range of matching wall

units, an integrated dish washer, a space and point for a fridge freezer, and an integrated washer/dryer. To the rear is a one and a half bowl stainless steel sink unit with mixer tap set below a window to the rear with tiled sill. The Kitchen also benefits from a range of attractive display cupboards, an attractive oak board floor continuing through to the Living Area, and there is room for a six seater dining room table with fully glazed French Doors to one side overlooking and leading out to the garden. Beyond the Kitchen there is a good sized living area with further French Doors allowing good natural light and overlooking and leading out to the garden with window to one side, radiator and TV point.

MASTER BEDROOM A good sized double bedroom with window to the side with radiator below, on one side a door opens into a well fitted

ENSUITE SHOWER ROOM with matching white suite comprising a fully tiled double shower cubicle with stainless steel mixer shower over and handheld shower attachment; a built in vanity unit with granite sill and upstand; and a built in WC. The Bathroom is finished with an obscure glazed window to the side with oak sill, radiator and extractor fan.

BEDROOM 2 Another large double Bedroom







currently used as a Sitting Room with window to the side with oak sill overlooking the garden with radiator below.

BEDROOM 3 A further double Bedroom with window to the side with radiator below.

BEDROOM 4/STUDY with window to the front and radiator to one side.

BATHROOM with painted tongue and groove panelling and matching white suite comprising a panel bath with fully tiled splashbacks and stainless steel mixer tap with telephone style shower attachment; pedestal wash hand basin, and low level WC. The bathroom is finished with an obscure glazed window to the front, extractor fan and attractive tiled floor.

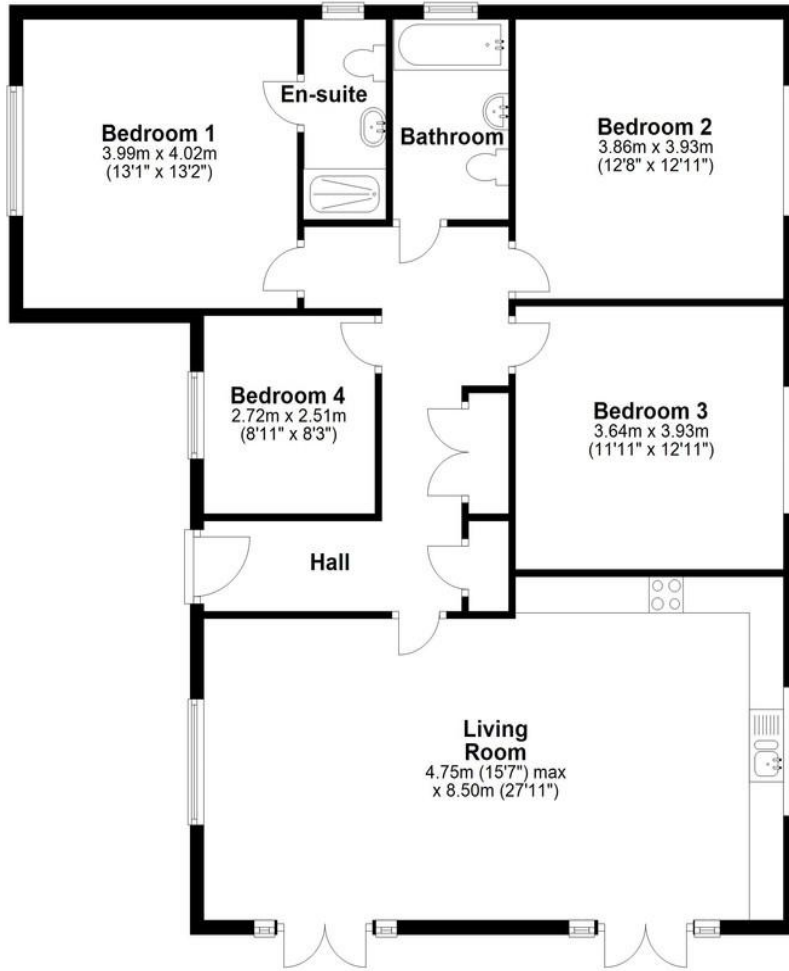
OUTSIDE Outside the property is approached over a shared gravel drive allowing access into the parking area and garden and further on to the Front Door and an additional parking space. The main parking area allows enough space for two cars and gives access to the timber framed DETACHED GARAGE which is clad in composite cladding with insulated and lined walls and a pitched slate roof and floor. From the parking area a paved path leads through the garden to the French Doors into the Open Plan/Kitchen/Living Area. The enclosed gardens

are mainly laid to lawn and benefit from a paved patio area at one end creating a lovely summer seating area and an ideal site for flower pots and planters. In one corner of the patio area, a gravel path leads along the rear of the bungalow and along the remaining side passing the external oil fired boiler, providing domestic hot water and servicing the radiators.

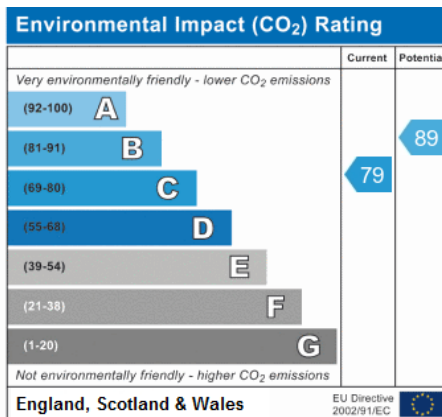
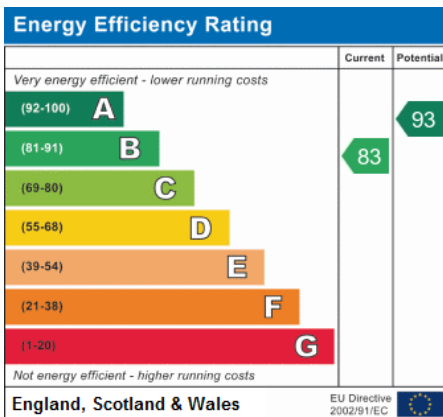
SERVICES Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

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

Ground Floor



Little Orchard, South Molton Street



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

OFFICE

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Fore Street
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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