



## 6 Ladywell Meadows, Chulmleigh

Guide Price £240,000



## 6 Ladywell Meadows

Chulmleigh, Chulmleigh, EX18 7DX

- 2018 Built home
- 3 Bedrooms
- Ensuite to master bedroom
- Sash style uPVC double glazing
- Air Source heating
- Garden with shed
- Parking for 2 vehicles
- Modern kitchen
- Walk to shops and pubs
- No Chain!

Chulmleigh is a small town nestled in the heart of Devon farmland with great schools, a golf course and a thriving community. Ladywell Meadows is a prestigious estate build by Devonshire Homes and designed with a village feel to blend in with the rural location. It's just a short walk into the centre of Chulmleigh with good pubs, eateries, doctors surgery, local shops and some fabulous dog walks in the area. The property is being sold with no onward chain.

The kitchen is light and bright with white gloss modern units and integrated fridge/freezer (recently replaced) and double oven with induction hob over. There's space for a dishwasher and washing machine and room for a table too. In the hall there's a WC and a sizeable cloakroom cupboard. The lounge is spacious and has a lovely view over the garden from the patio doors.





Upstairs the master bedroom has an ensuite with corner shower along with a double fitted wardrobe, there's a further double to the front and a large single bedroom. The family bathroom has a white suite bath with shower and screen over, the ceilings on this floor are high giving a lovely sense of space. There is uPVC double glazing throughout with stylish sash windows and the heating is from Air Source heat pump. Outside to the front is a shared path with a communal green with a stunning oak tree. To the rear is a larger than average garden laid to lawn with a small patio area to enjoy outdoor dining, to the end of the garden there is a shed and gate to access the parking spaces.

Please see the floorplan for room sizes.

Current Council Tax: Band C – North Devon 2025/26 – £2,185.36

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 900mbps

Drainage: Mains drainage

Heating: Air Source heat pump

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.

**CHULMLEIGH** is a small market town home to an impressive range of independent shops that nestle along its winding streets cheek by jowl with thatched cottages. The town also offers essential facilities such as a health centre, dentist, library, pubs, sports club, and the sought after Chulmleigh Academy. On the edge of mid-Devon, Chulmleigh sits amid unspoilt countryside crossed by a network of public paths. It's also served by Eggesford station where trains to Barnstaple or Exeter can be boarded.

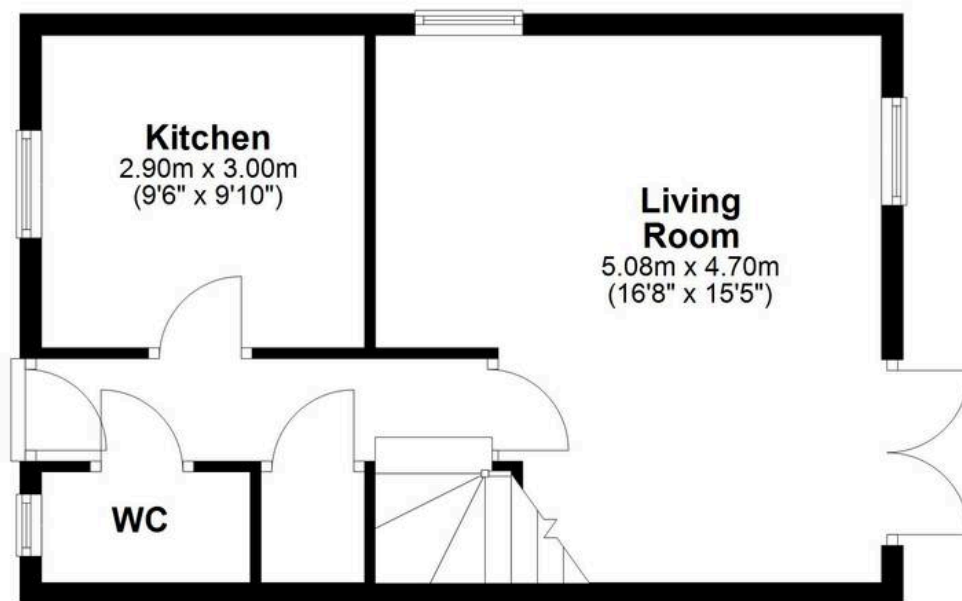
**DIRECTIONS :** Use EX18 7DX, upon entering Ladywell Meadows, no. 6 can be found around to the left.

**What3Words:** ///quits.rejected.verb

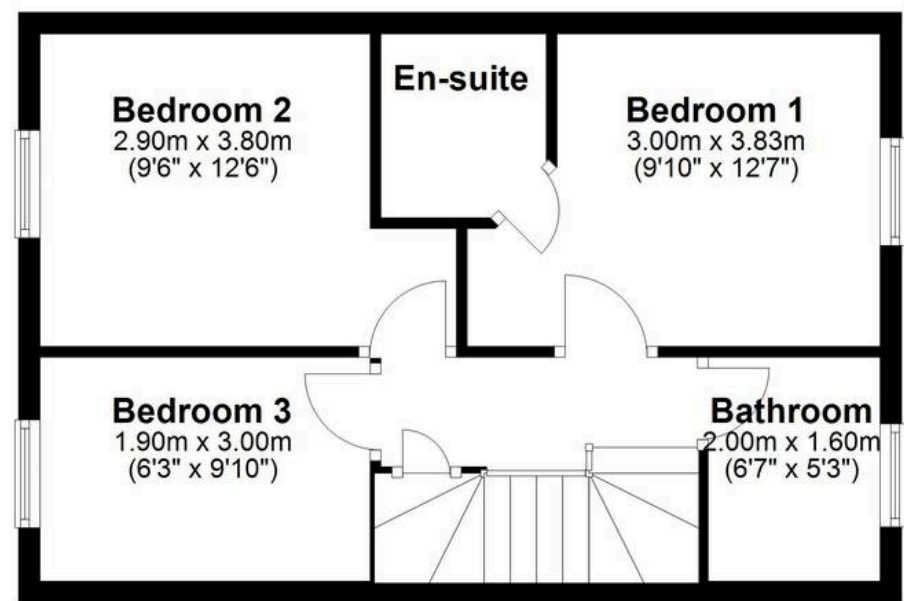




**Ground Floor**



**First Floor**







## Helmores

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