www.webbers.co.uk







20 FOUR WAYS DRIVE
Chulmleigh, Devon, EX18 7AZ

Asking Price £325,000 FREEHOLD

D 2 2 3 C

A beautifully presented detached bungalow tucked away in a quiet cul-de-sac on the edge of Chulmleigh. Offering versatile 2 bedroom accommodation, two bathrooms, conservatory and a modern kitchen/dining room, the property also benefits from air source heating, off-road parking and generous wrap-around gardens. An ideal home for those seeking comfortable single-storey living in a peaceful yet convenient location.

South Molton Office: The Square, South Molton, North Devon, EX36 3AQ **Email:** southmolton@webbers.co.uk

Key Features

- DETACHED BUNGALOW
- TWO BEDROOMS
- THREE RECEPTION ROOMS
- RECENTLY FITTED KITCHEN
- TWO SHOWER ROOMS
- GENEROUS GARDENS
- DRIVEWAY PARKING
- AIR SOURCE HEAT PUMP
- MUCH IMPROVED BY THE CURRENT OWNERS

A beautifully presented detached bungalow situated in a peaceful cul-de-sac on the edge of the popular North Devon town of Chulmleigh. Recently improved by the current owners, the property offers versatile and well-proportioned accommodation with the added benefit of an air source heat pump providing energy-efficient heating and hot water. Occupying a generous plot with gardens surrounding the property and ample off-road parking, this attractive home is ideally suited to a range of buyers seeking comfortable single-storey living in a quiet yet convenient location.

The accommodation is light and spacious throughout and includes a triple-aspect sitting room, a stylishly fitted kitchen/dining room with French doors opening onto the garden, two bedrooms plus a useful study area. In addition, there is a modern family shower room, a separate shower room and a conservatory overlooking the rear garden, providing further living space. The layout offers excellent flexibility for families, visiting guests or those working from home.

Outside, a private driveway provides off-road parking for at least two vehicles, whilst the level gardens wrap around the bungalow and are predominantly laid to lawn. The larger rear garden enjoys a good degree of privacy and features raised vegetable beds, mature planting, fruit trees, two garden sheds and paved seating areas ideal for outdoor entertaining. The generous plot offers plenty of space for keen gardeners and may also provide potential for extension, subject to the necessary planning permissions and consents.






21
SAC VARET

















THE AREA

Chulmleigh is a charming and historic hilltop town nestled in the heart of the North Devon countryside. Renowned for its period architecture, friendly community, and scenic surroundings, the town offers an excellent range of local amenities. These include a well-regarded community college and primary school, a health centre, a traditional bakery, independent shops, deli, and pubs. There is also a post office, convenience store, and a thriving local parish church. Chulmleigh boasts a popular 18-hole golf course and riding stables, while the surrounding countryside provides endless opportunities for walking, cycling, and outdoor pursuits. Despite its rural feel, the town enjoys good connectivity, with nearby Eggesford Station offering regular train services to Exeter and Barnstaple, alongside a bus service from the centre of Chulmleigh, making it ideal for both families and commuters seeking a peaceful yet well-connected location.

DIRECTIONS

From South Molton proceed down the B3226 through the Mole Valley and on reaching the A377 at Kings Nympton station, turn left signposted Chulmleigh. At Colleton Mill Cross turn left again, signposted to Chulmleigh and on entering the town, go past the school and then take the first turning on the right into Four Ways Drive. Take the next right turning and the property will be found at the very top of the cul-de-sac.









SERVICES AND UTILITIES

Mains electricity, water and drainage. Air source heat pump heating and hot water.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

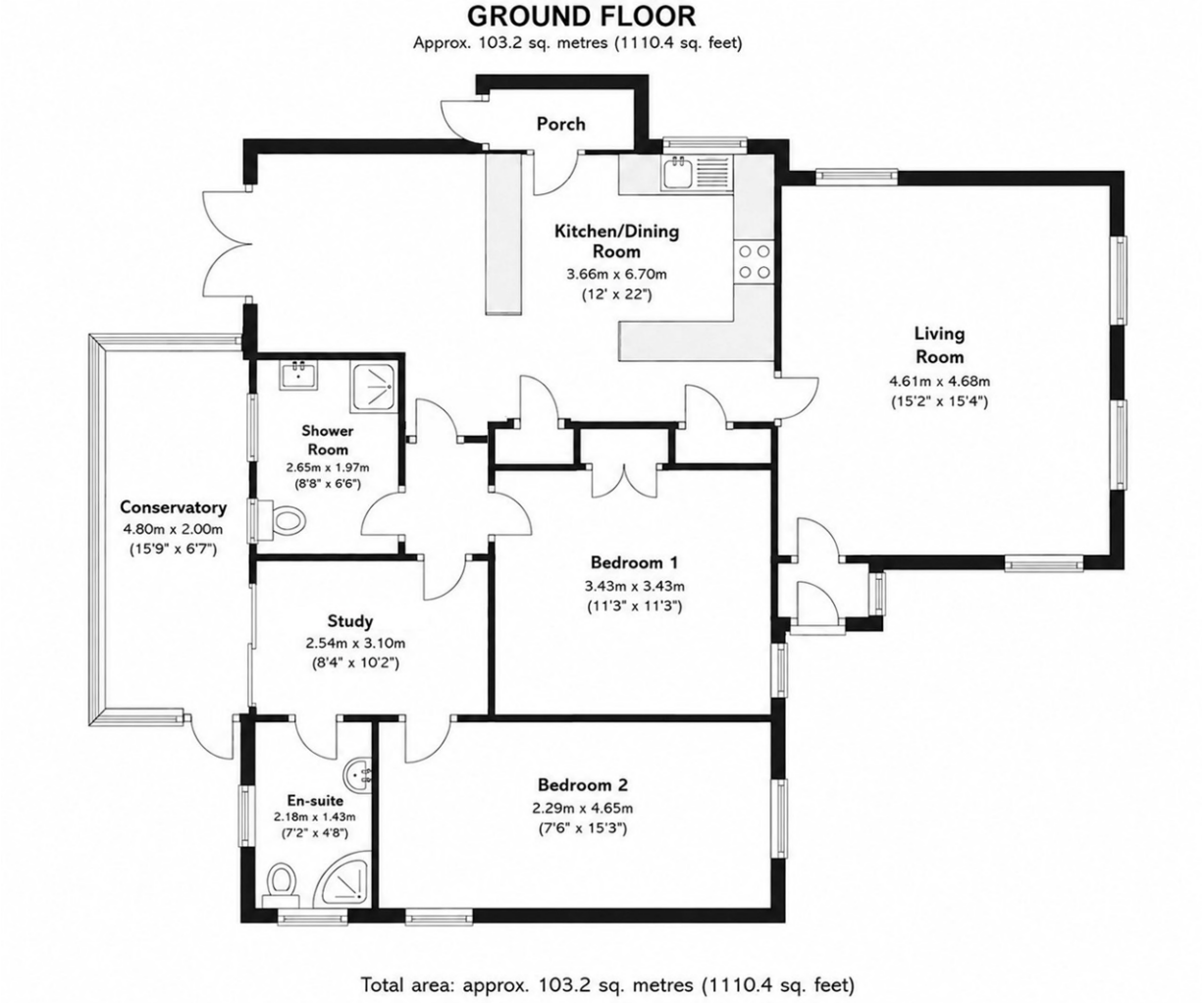
View this property

Please contact our South Molton Office on 01769 573 181

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

Viewing

Please contact our **South Molton** office on **01769 573 181** if you wish to arrange a viewing appointment for this property or require further information.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk