



I ROYAL CHARTER PARK Immaculate 3 Bedroom Link Detached Bungalow, Chulmleigh  
OFFERS OVER £325,000

 3 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: D (63)

  
MILLER  
TOWN & COUNTRY



- » Link-Detached 3 Bedroom Bungalow
- » Newly Fitted Kitchen and Bathroom
- » In Immaculate Condition
- » Single Garage and Parking
- » Just Steps from Town Centre
- » Rear Garden with Raised Beds, Potting Shed and Lawns

## The Property

Light and bright 3 bedroom link-detached bungalow with garage and rear garden. The current owners recently replaced the kitchen and family bathroom, and the entire property is presented exceptionally well.



The bungalow is entered through a hallway that leads to the dual aspect kitchen / diner and then on to the living room with its cosy wood burner and french doors leading to the rear garden. Further down the hall is the brand new family bathroom, two double bedrooms and a large single bedroom. One of the double bedrooms benefits from an extension added by a prior owner, which contains a spacious dressing room / study / home gym space and an en-suite shower room.



Outside there are rear and side gardens with raised beds to the side of the bungalow and lawns, shrub borders and a potting shed to the rear. There is also a single garage and private parking on the drive for one car.

This home has been very well cared for and is move-in ready!

## Ground Floor

Approx. 83.2 sq. metres (896.0 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 sq. feet)

Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.

## Location

The small town of Chulmleigh has a wonderful community atmosphere and offers a variety of retail outlets, general stores, post office and primary and secondary schooling.

The home is located on a quiet street with easy access to the town centre as well as Exeter and Barnstaple / North Devon coast. The nearby rail link at Eggesford connects to Barnstaple, Crediton and Exeter, and from there to the main Penzance to Paddington Line.

## Ground Floor

Hall 10'6" x 4'2"

Kitchen/Diner 9'1" x 13'1"

Living Room 10'3" x 15'1"

Bathroom 7'10" x 6'0"

Bedroom 1 10'1" x 9'3"

Bedroom 2 7'3" x 12'3"

Dressing Room 9'0" x 4'10"

En-Suite 9'0" x 3'5"

Bedroom 3 8'4" x 6'8"

## Outside

Garage 8'6" x 18'2"

**Services:** Mains electricity, water & drainage.  
Oil fired central heating.

**Council Tax Band:** C

**Tenure:** Freehold



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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

