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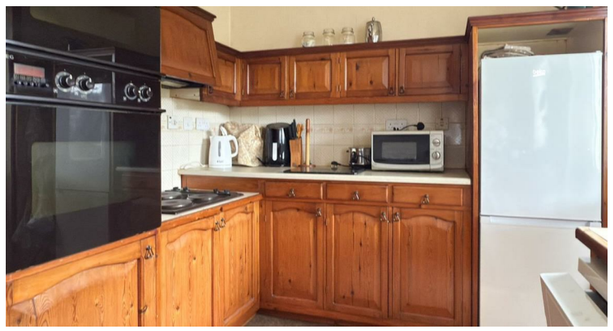
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Bed Bungalow - Detached

22 Land Park, Chulmleigh, EX18 7BH

Asking Price

£325,000

- No Ongoing Chain
- Very Generous Plot
- In Need Of Some Updating
- Lovely Gardens
- Attached Garage
- Off Road Parking

Directions

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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Overview

Situated on the outskirts of Chulmleigh is this 3 bedroom detached bungalow situated on stand out plot measuring approx 0.2 of an acre.

The property is need of some general updating and comprises of a triple aspect sitting room, kitchen, shower room, separate wc and 3 bedrooms with bedroom 1 having built in cupboards.

The property is approached via its long driveway providing off road parking and has an attached garage which has an electric roller door and personal door out to the rear. Side pedestrian access takes you to the gardens that wrap around the side and back and offer an expansive space to either develop further or enjoy all that it currently offers.

Services
Type your text here

Council Tax band
D

EPC Rating

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





Outside

Chulmleigh is a charming yet vibrant town set in the heart of rural Devon, serving as the hub of a warm and active community. It offers a good selection of local shops — including a butcher, bakery, dairy, newsagent, florist, and hairdresser — as well as the excellent Chulmleigh Academy, providing education for children aged 3 to 16. The town also boasts a health centre, dental surgery, Post Office, churches, library, two public houses, a community-run sports centre, and a short 18-hole golf course.

For a broader range of amenities, the market towns of South Molton to the north and Crediton to the south are easily reached. The local railway station at Eggesford, just two miles away, offers direct services between Exeter and Barnstaple, while road connections are provided via the A377 or the North Devon Link Road, accessible at South Molton. Barnstaple — North Devon's regional centre — and the Cathedral and University city of Exeter both offer an extensive range of shops, services, and leisure facilities. Tiverton, the M5 motorway at Junction 27, and Tiverton Parkway station (with fast Intercity links to London Paddington) are all within a 45-minute drive, and Exeter also benefits from an international airport.



Room list:

Entrance Hall

Sitting Room
4.80 max x 4.68 max (15'8" max x 15'4" max)

Kitchen
3.52 x 2.60 (11'6" x 8'6")

Shower Room
1.99 x 1.67 (6'6" x 5'5")

Separate WC

Bedroom 1
3.50 x 3.50 (11'5" x 11'5")

Bedroom 2
2.97 x 2.29 (9'8" x 7'6")

Bedroom 3
2.95 x 2.63 (9'8" x 8'7")