



3 The Meadows, Chawleigh, Chulmleigh EX18 7DN

Guide Price £375,000

A bright and spacious 3 bedroom family home, backing onto open fields, with contemporary interiors, delightful gardens, garage and off street parking. Located in the sought after village of Chawleigh.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Located in the charming and popular village of Chawleigh, this attractive contemporary home is one of three properties built in 2016. Enjoying a wonderful position towards the rear of the village, the property backs onto open fields, providing a pleasant outlook and a sense of space. The bright and spacious accommodation has been thoughtfully designed to maximise natural light, with well-proportioned rooms and double doors opening onto the garden and patio areas.

The accommodation comprises three bedrooms, including a master bedroom with en-suite shower room, and a family bathroom. The triple-aspect sitting room is a particularly appealing space, with double doors opening onto the garden, while the dual-aspect kitchen/dining room enjoys plenty of natural light and further double doors leading to the rear patio. The stylish kitchen is fitted with a range of matching wall and base units, a double oven, electric hob and integrated dishwasher, together with space for additional appliances. An entrance hall with guest cloakroom completes the ground-floor accommodation.

Outside, a storm porch provides a sheltered entrance, while to the front of the property a block-paved driveway offers parking for two vehicles and leads to the attached single garage, which benefits from power, lighting and an

up-and-over door. The garden extends predominantly to the side of the property, featuring an area of lawn, a patio and attractive Devon banks forming the boundaries. To the rear, a further paved patio enjoys a pleasant outlook over the adjoining open fields, providing an ideal spot to relax or entertain.

Further benefits include owned solar panels and an electric vehicle charging point, making this an appealing modern home in a delightful village setting.

DIRECTIONS: Using the What3Words App, search oiled.footpath.cabbage

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



SUMMARY

- Sought after village location
- Bright and spacious family home
- Contemporary interiors
- Charming rural outlook to the rear
- Delightful gardens
- Owned solar panels and EV charger
- Single garage and off street parking for 2 cars

PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water. EV charger.

SOLAR PANEL: Yes and owned

DRAINAGE: Mains drainage

BROADBAND: Available and connected

MOBILE SIGNAL: Good coverage with certain providers

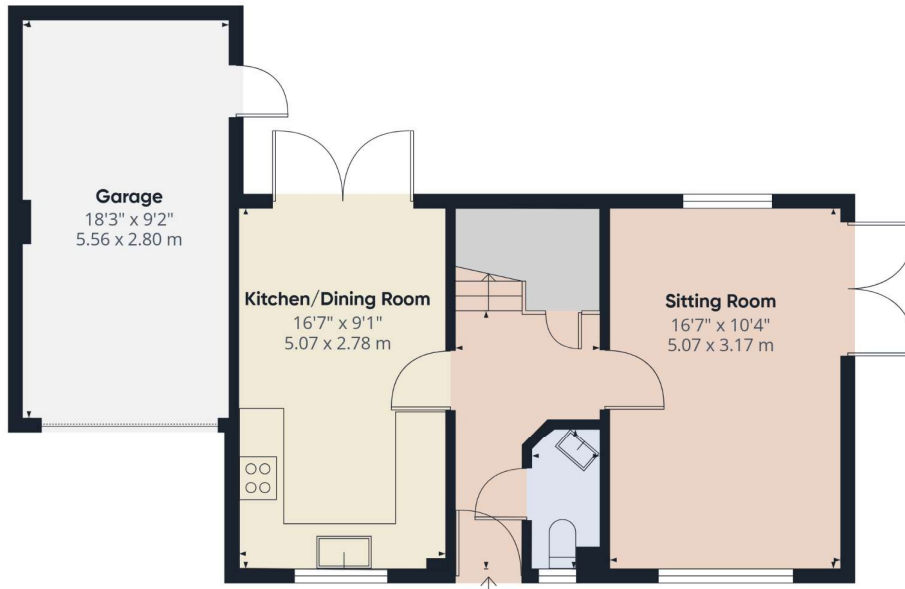
HEATING: Oil fired central heating

LISTED: No

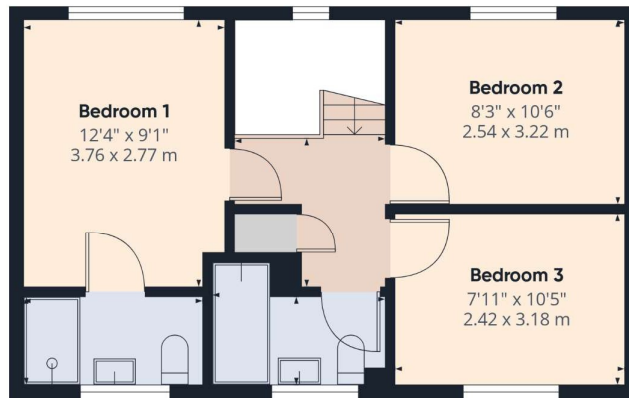
TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Ground



Floor 1

Approximate total area⁽¹⁾
1011 ft²
93.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.