

FOR SALE

HELMORES

SINCE 1699



GUIDE  
PRICE  
£209,950

**78 Ladywell Meadows  
Chulmleigh  
EX18 7JL**

- Stylish home in popular new development
- 3 bedrooms, master with en-suite
- Kitchen, living room with dining area
- Garden, parking & garage

BEDROOMS

3

RECEPTIONS

1

EPC

TBC

Ladywell Meadows is a delightful new range of two, three and four bedroom homes located on the edge of Chulmleigh - a picturesque town in rural North Devon. The development offers an assortment of detached, semi-detached and terraced freehold houses

The properties have truly stunning, modern bathrooms and kitchens and are a spectacular example of new build brilliance on offer in Devon.

The Elstone is a 3 bedroom semi detached home with en-suite to the master bedroom. The ground floor consists of an open plan living room with dining area, plus kitchen and cloakroom. The rear garden is accessed via french doors in the living room / diner. There is a single garage and parking space.

**Agent Note:** A contribution towards stamp duty, £500 towards legal fees and flooring included when reserving this plot! Terms apply, please speak to agent for more details \* Normal rate stamp duty only, not additional homes. Incentives may change at any time. Help to buy available to qualifying buyers.

**Council Tax:** Band TBC

**Utilities:** Mains water, electric, telephone & broadband

**Drainage:** Mains drainage

**Heating:** Air source heat pump system - radiators to first floor, underfloor to ground floor

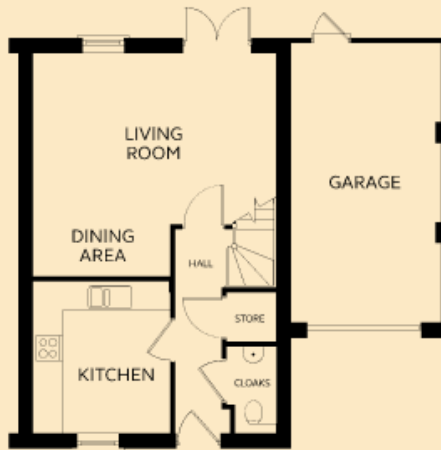
**Listed:** No

**Tenure:** Freehold

**DIRECTIONS :** From the A377 take the Leigh Road turning towards Chulmleigh, after 0.75 miles and before entering the town, the turning to Ladywell Meadows will be found on your right.

**CHULMLEIGH** is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.

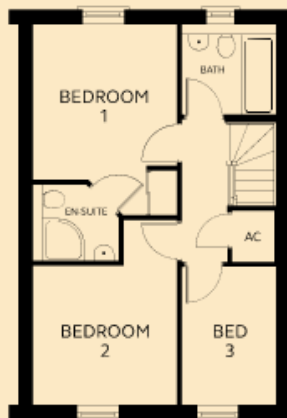
## GROUND FLOOR



Kitchen	2.93m x 3.15m
Living/Dining	2.93 – 5.15m x 3.59 – 4.65m (inc stairs bulkhead)
Cloakroom	0.86 – 1.03m x 1.21 – 1.63m
Store	1.03m x 1.02m



## FIRST FLOOR



Bedroom 1	3.06m x 3.26–4.00m (inc wardrobe space)
En-suite	1.12 – 1.65m x 0.92 – 1.62m
Bedroom 2	1.90 – 3.06m x 2.90 – 3.86m
Bedroom 3	2.00m x 2.89m
Bathroom	2.00m x 1.70 – 1.94m



SINCE 1992

# DEVONSHIRE HOMES



