# LA MAISONETTE

gth

# UMBERLEIGH









# La Maisonette,

## Burrington, Umberleigh, Devon, EX37 9LA

*Barnstaple 12 miles; Tiverton 19.4 miles; Exeter 3.4 Miles*

3 | 4 | 2 | 109sq m

A detached four bedroomed spacious bungalow occupying a large plot with ample parking and extensive gardens. Suitable for multi generational living.

Approx 0.35 acres. No onward chain.

**Freehold Guide Price £350,000**

### DESCRIPTION

An individual detached bungalow occupying a generous plot of approximately 0.35 acres, situated in a highly sought-after and convenient location.

Offering spacious and versatile accommodation throughout, this substantial home will appeal to a wide range of purchasers, including families, those seeking comfortable single-storey living, and buyers requiring accommodation for multi-generational living. The heart of the property is a bright and welcoming living area, comprising a spacious sitting room and a separate dining room with built-in storage cupboards. The contemporary kitchen is well-equipped with a range of fitted wall and base units together with integrated appliances.

There are four bedrooms in total, with two currently arranged as part of a self-contained annexe, providing excellent flexibility for dependent relatives, guests,

independent living, or home-working requirements. The annexe further benefits from its own kitchen with external access, a spacious living/ dining room with patio doors opening onto the garden, and a shower room. A well-appointed family bathroom and separate WC complete the internal accommodation.

*For layout and approximate room measurement please see the enclosed floorplan.*





## OUTSIDE

Outside, the property is approached via a generous driveway providing extensive off-road parking for numerous vehicles. The mature gardens wrap around the bungalow, creating an attractive and private outdoor environment with ample space for entertaining, gardening, or family enjoyment. In all, the grounds extend to approximately 0.35 acres, offering a wonderful balance of space and practicality.

The property enjoys a highly desirable position, conveniently located within easy reach of local amenities, schools, and transport links. Combining the benefits of a sought-after residential setting with excellent day-to-day accessibility, this superb home offers an exceptional lifestyle opportunity in a well-regarded location.



## SITUATION

La Maisonette is situated in the village of Burrington, which offers a community run village shop, a village pub and a church. The property is surrounded by picturesque North Devon countryside which provides a wealth of outdoor activities including walking, horse riding, cycling, sea, coarse and game fishing, and golf courses. The nearby popular small country town of Chulmleigh provides a thriving and very active local community which has managed to retain a good range of local services. The town has highly regarded schools including pre-school and an Academy College providing primary and secondary levels, a sports

**IMPORTANT NOTICE**

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

centre, various shops, a health centre, dentist, public houses and restaurants and a historic town hall. Despite its rural position the town still enjoys easy access to the surrounding districts and further afield with the larger towns of South Molton, Barnstaple, Crediton and city of Exeter providing an extensive range of everyday shopping, banking, recreational and educational facilities. To the north the Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths, whilst the stunning North Devon coast is easily accessible, with popular sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.



## SERVICES & OUTGOINGS

We understand mains electric and water, private drainage and oil fired heating.

**Council Tax:** Band C —North Devon Council

**DIRECTIONS**

What 3 Words: length.saves.valued





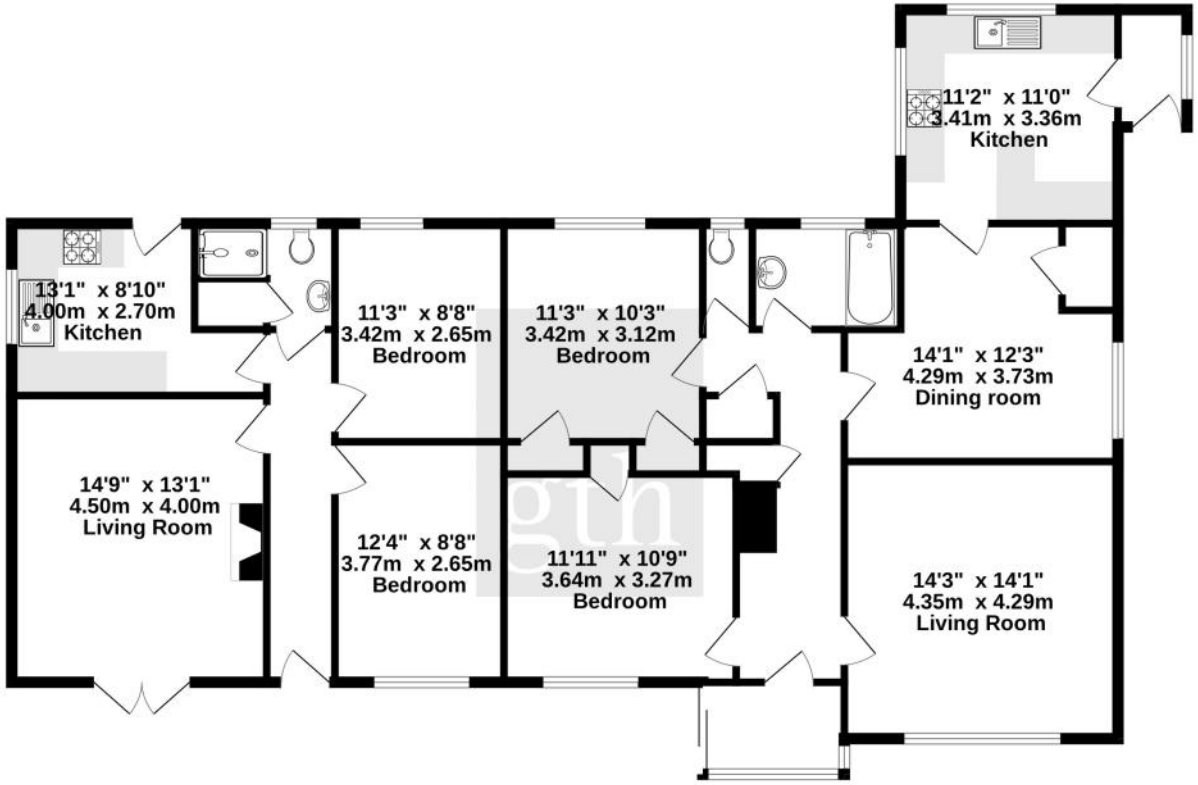
## ADDITIONAL INFORMATION

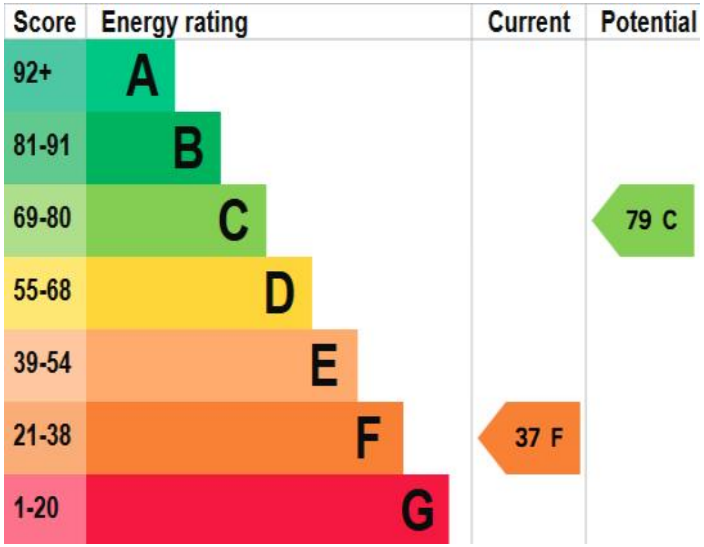
**Broadband:** FTTC—Fibre to the cabinet broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Based on Openreach data).

**Mobile Coverage:** Coverage available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Based on Ofcom data)

**Flooding:** The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). (Gov UK data).

**Construction Type:** Traditional
















## VIEWING

Strictly by appointment with the agents.

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