



A light and spacious family property, beautifully presented with a welcoming feel, this lovely home offers flexible accommodation, set on a small private drive, with a double garage and an enclosed rear garden. NO ONWARD CHAIN

60 Lower Trindle Close | Chudleigh | TQ13 0FB





PROPERTY TYPE

House



SIZE

1,806 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Double Garage



OUTSIDE SPACE

Garden



EPC RATING

76 C



COUNCIL TAX BAND

E



### in a nutshell...

- Dual aspect Sitting Room
- Snug or Office
- Cloakroom and Utility Room
- Principal Bedroom with Dressing Room and Ensuite
- Four Further Bedrooms
- Bathroom and Shower Room
- Double Garage
- Enclosed Garden with Hot Tub







## the details...

On the first floor is a cozy snug ideal for quiet sitting or as an office for those working from home. The dual aspect kitchen/diner is a beautiful light and airy room with Velux windows adding another dimension. Fitted with a comprehensive range of base and wall units, including built in double oven, hob, extractor, dishwasher and fridge/freezer. Not only is there ample room for a family to sit and enjoy a meal, but also room to sit and relax in front of doors leading out into the garden. The utility room, again fitted with storage units and spaces for a washing machine and tumble dryer, also houses the gas fired boiler and has a door leading out onto the side driveway. There is a ground floor cloakroom and completing this floor is a spacious dual aspect sitting room, with doors leading out into the enclosed garden, a beautiful and inviting room to wind down at the end of a busy day.

On the first floor is the principal bedroom with a fitted dressing room and ensuite shower room. There are two further bedrooms, one currently used as a study and a family bathroom.

On the top floor are two double bedrooms, one with fitted furniture and completing the accommodation is a further shower room.

Outside is a double garage with remote control door and parking in front. There is a small area of garden to the front, graveled and planted for ease of maintenance. The fully enclosed rear garden is mainly laid to lawn, leading onto a decked terrace offering an ideal space for that evening drink or family barbecue, or perhaps a dip in the hot tub located in the far corner. This really is a beautiful home and should be viewed internally to appreciate its full potential.



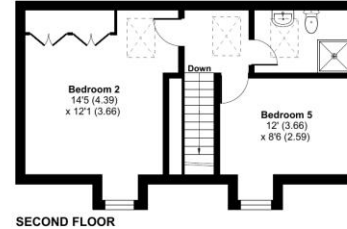
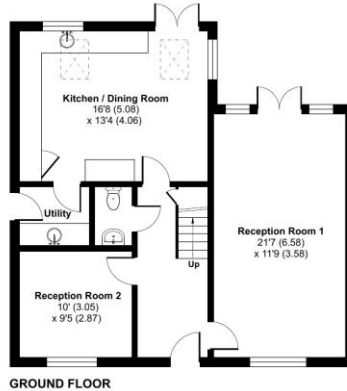
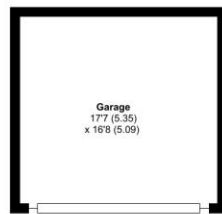
## Lower Trindle Close, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1806 sq ft / 167.7 sq m

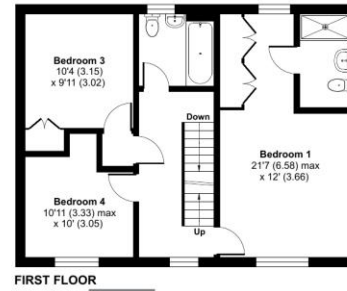
Garage = 291 sq ft / 27 sq m

Total = 2097 sq ft / 194.8 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Ashtons Complete (Complete Property). REF: 1170037



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## the location...

A typical old Devon town, Chudleigh has numerous narrow lanes and passageways between quaint old cottages. It is located at the end of the Teign Valley, close to the Haldon Hills. Perhaps more to the point is that it is off the main road from Exeter to Plymouth, to which it owes its prosperity as a wool town from the 13th century onwards. Chudleigh is an ideal base for exploring the local countryside, the Dartmoor National Park and the English Riviera. The town has good local facilities including shops, church, public houses and a regarded primary school.

## Shopping

Late night pint of milk: Co-op 7am-10pm 0.7 mile

Town Centre: Chudleigh 0.7 mile

Supermarket: 0.7 mile

Exeter: 12.3 miles

## Relaxing

Beach: Teignmouth 8.7 miles

Finlake leisure centre – spa, riding, swimming pool & gym:  
1.8 miles

Golf: Stover 3.9 miles

Haytor, Dartmoor: 7.8 miles

## Travel

Bus stop: Parade 0.6 mile

Train station: Newton Abbot 6.3 miles

Airport: Exeter 15.9 miles

## Schools

Chudleigh C of E Primary School: 0.5 mile

South Dartmoor Community College: 8.9 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 0FB

## how to get there...

From the A38 take the slip road to Chudleigh and continue towards the town centre. After the off centre crossroad by the giveaway point, take the first turning left onto Old Way and proceed on this road and eventually left into Lower Trindle Close. Follow the road around and the property can be found tucked down on the right hand side.







Need a more complete picture? Get in touch with your local branch...

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