



A well maintained home with two bedrooms, gas central heating, double glazing and parking this is an ideal home for the first time or investment buyers. With a lovely enclosed garden to the rear backing onto open fields this home is ready for immediate occupation with NO ONWARD CHAIN

53 Great Hill | Chudleigh | TQ13 0JS





PROPERTY TYPE

House



SIZE

548 sq ft



LOCATION

Town



AGE

1987



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

69 C



COUNCIL TAX BAND

B



### in a nutshell...

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Backing onto Open Fields
- Allocated Parking for two Cars
- **READY FOR IMMEDIATE OCCUPATION**
- Close to Local Facilities

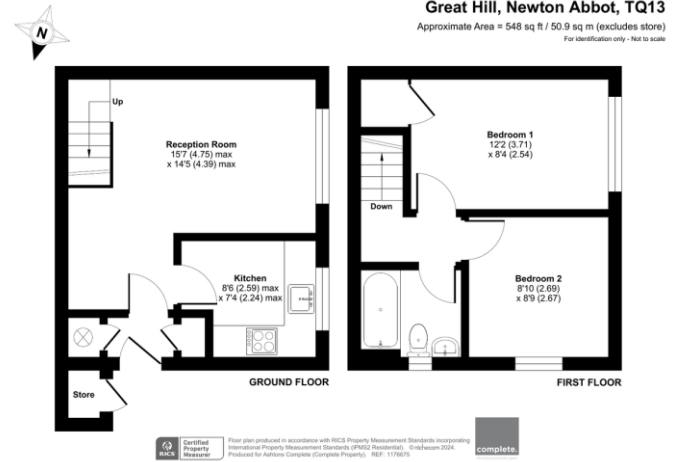


## the details...

A half glazed door leading into the front hall with doors to kitchen and sitting room. The kitchen is fitted with a range of wood fronted wall and base units with worktops over, incorporating a stainless steel sink unit with mix tap over. There is a built in oven with hob and extractor hood above and spaces for washing machine and fridge. A wall mounted gas boiler serves the hot water and central heating systems. The sitting room is light and airy with a large window to the side and stairs lead up to the first floor.

The landing gives access to the two bedrooms, both with views over neighbouring gardens to countryside beyond. The principle having a built in cupboard over the stairs. Completing the accommodation is the bathroom fitted with a panelled bath with a shower attachment, pedestal hand basin and w.c.

Outside beside the front door is a further door giving useful storage. The garden is enclosed making it safe for children and pets and an ideal area to entertaining family and visiting friends offering delightful countryside views, which back onto the garden.



## 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: Spar/Co-op 0.5 mile  
Town centre: Chudleigh 0.5 mile  
Supermarket: Tesco 6.1 miles  
Exeter: 10.7 miles Newton Abbot: 7.5 miles

### Relaxing

Beach: Teignmouth 7.9 miles  
Play park: Fore Street 0.5 mile  
Chudleigh Sport Centre: 0.1 mile  
Haldon Forrest Park: 6 miles

### Travel

Bus stop: Brocklands 0.1 mile  
Train station: Newton Abbot 8 miles  
Main travel link: A38 1.4 miles  
Airport: Exeter 14.2 miles

### Schools

Chudleigh Primary School: 0.7 mile  
Teign School: 5 miles (school bus)  
South Dartmoor Community College 9.9 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 0JS**

## how to get there...

From the A38 travelling north, take the Chudleigh and Teign Valley exit and follow the signs into Chudleigh. On reaching the town continue into the town on Parade and at the crossroads, turn left into Old Way and then right into Great Hill. Proceed down the hill where the property can be found at the bottom on the left hand side.



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