



A modern two-bedroom home with a stylish kitchen/dining room, bright rear sitting room with patio doors to the garden, cloakroom/WC and hallway storage. Upstairs offers two generous double bedrooms and a contemporary bathroom. Low-maintenance rear garden with patio, shed and gated access, plus allocated parking to the rear.

3 Spinners Square | Chudleigh | TQ13 0FQ

**complete.**  
thoroughly good property agents

**PROPERTY TYPE**

Semi-Detached House

**SIZE**

656 sq ft



LOCATION  
Chudleigh



AGE  
2020



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE  
Garden

**EPC RATING**

83 B



COUNCIL TAX BAND  
B

**in a nutshell...**

- Modern two-bedroom home
- Welcoming entrance hallway
- Stylish kitchen/dining room
- Bright sitting room
- Two generous double bedrooms
- Modern family bathroom
- Private low-maintenance garden
- Allocated off-road parking
- Only 5 years old
- Chudleigh





## the details...

On the ground floor, the property is entered via a welcoming hallway which provides access to the main living accommodation and benefits from a useful storage cupboard and a convenient cloakroom/WC.

The modern kitchen/dining room is fitted with a range of contemporary units, generous worktop space, integrated cooker and hob and room for appliances, with the dining area creating an ideal spot for everyday meals and entertaining.

To the rear, the sitting room is a comfortable space filled with natural light, offering the perfect area to relax and unwind. Patio doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

The first floor provides well-planned bedroom accommodation. The main bedroom is a generous double room enjoying plenty of natural light, while the second bedroom is also a good-sized double and benefits from additional built-in storage.

The accommodation is completed by a modern family bathroom, fitted with a white suite including a bath with shower over, complemented by contemporary tiling and stylish fittings.

Externally, the property enjoys an attractive position within a modern development. To the front there is a neat approach to the entrance, enhancing the home's kerb appeal. To the rear, the private enclosed garden has been designed for low maintenance, featuring artificial lawn and a paved patio seating area, ideal for outdoor dining and entertaining. The garden has space for a shed for additional storage and is bordered by fencing and walling for a good degree of privacy, with gated rear access.

Beyond the garden, there is an allocated off-road parking space located to the rear of the property, providing convenient access.

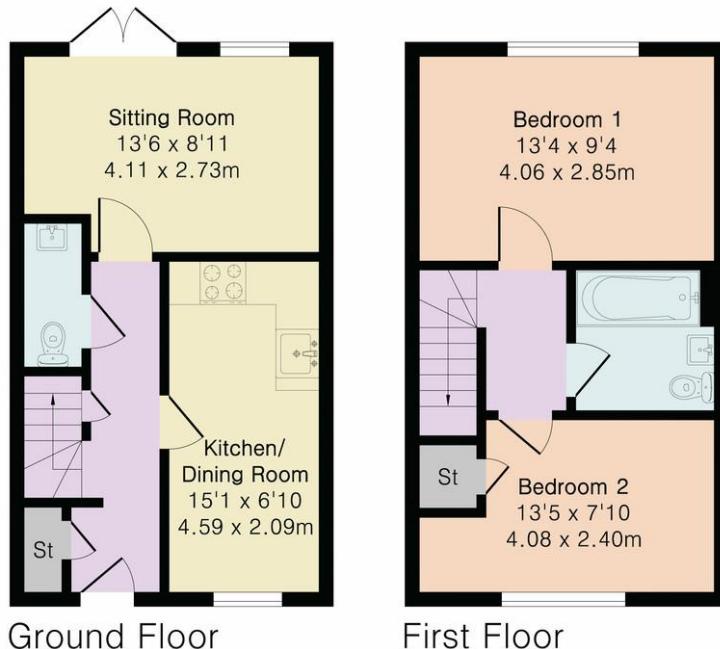


the floorplan...

## Approximate Gross Internal Area 656 sq ft - 60 sq m

Ground Floor Area 328 sq ft – 30 sq m

First Floor Area 328 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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: Spar/Co-op 0.7 mile  
Town centre: Chudleigh 0.7 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: Main Road 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: 0.5 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 0FQ**

### how to get there...

From the A38 travelling North take the exit to Chudleigh and Teign Valley. At the top of first turning on the right into Spinners Square and the property can be found on the left hand side.





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

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