



## 24 New Exeter Street, Chudleigh - TQ13 0DB

£215,000 Freehold

A two bedroom character cottage in the town centre with a living room with wood burner, kitchen/dining room, a spacious inner hallway, generous attic space and rear courtyard with stone shed. Offered for sale with no forward chain. Tenure: Freehold EPC

Rating: D

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Living Room: 4.10m x 4.00m (13'5" x 13'1")

Kitchen: 3.60m x 2.60m (11'10" x 8'6")

Bedroom: 4.02m x 3.16m (13'2" x 10'4")

Bedroom: 3.31m x 2.50m (10'10" x 8'2")

Attic Space: 3.90m x 3.77m (12'10" x 12'4")

### USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B £1854.58

EPC Rating: 59 D

Tenure: Freehold

Standard Broadband - Highest available download speed: 17 Mbps / Highest available upload speed: 1 Mbps

Superfast - Highest available download speed: 18 Mbps / Highest available upload speed: 20Mbps

Ultrafast - Highest available download speed: 1000 Mbps / Highest available upload speed: 220 Mbps



### STEP OUTSIDE:

The garden is mostly laid to low maintenance shingle with stone walls proving the boundaries on both sides. There's a range of foliage borders and a stone built storage shed.

### AGENTS INSIGHT:

"This lovely cottage sits right in the heart of the town with a private rear courtyard and character features. The bedrooms are generous sizes and the whole property enjoys natural light. The wood-burner in the living room makes a lovely focal point and must create a beautiful atmosphere on winter evenings."



### STEP INSIDE:

You enter the property into a porch, an ideal place for coats and shoes. The living room has a welcoming wood burner, perfect for cosy winter evenings. A window overlooks the front allowing natural light into the room. The inner hallway is a generous size with stairs rising to the first floor and an under-stair storage cupboard, the space could be utilized as a small study area. The kitchen/dining room has space for a table and chairs, fitted with a range of units and worktop, including an integrated fridge/freezer and space for a cooker and washing machine. A door leads onto the private courtyard.

On the first-floor landing are two double bedrooms, the main bedroom has fitted wardrobes and the bathroom comprises a bath with and electric shower over, WC and wash hand basin. A further staircase leads to the attic space. A generous area with heating and a window overlooking the front aspect.



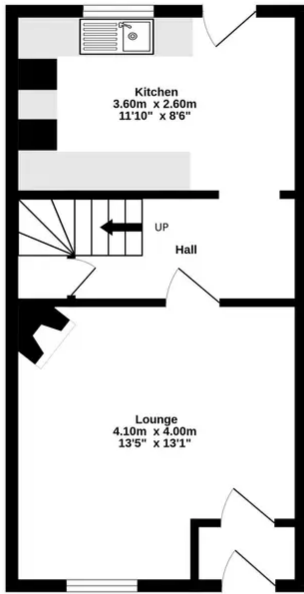


#### LOCATION:

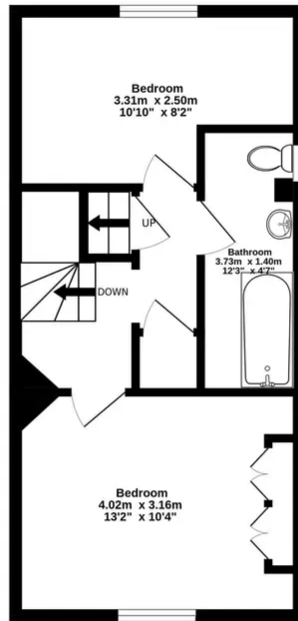
This property is located in a popular residential area, close to the town centre of Chudleigh. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health centre, library, several inns and restaurants. A primary/junior school, a playgroup and mother and toddler group. There are churches of most denominations and sporting facilities include horse riding, football, cricket and bowls. The town is ideally situated within easy reach of the coast at Teignmouth and Torbay and of the beautiful Dartmoor National Park. The A38, which by-passes the town, gives easy access to the cities of Plymouth and Exeter and the motorway system. The market town of Newton Abbot is around 5 miles way.



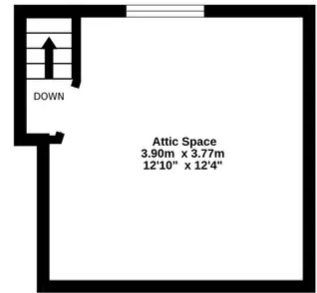
**Ground Floor**  
32.4 sq.m. (349 sq.ft.) approx.



**1st Floor**  
34.1 sq.m. (367 sq.ft.) approx.



**2nd Floor**  
15.3 sq.m. (165 sq.ft.) approx.



**TOTAL FLOOR AREA : 81.8 sq.m. (880 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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