



7 Shearers Way, Chudleigh - TQ13 0QJ

Guide Price £490,000 Freehold

This is an immaculately presented four-bedroom detached house featuring a detached double garage, a low-maintenance garden with countryside views, and three reception rooms. It is conveniently located near the A38, town centre, and schools, situated in a quiet cul-de-sac comprising only three properties.


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 01626 818094

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

MEASUREMENTS:

Kitchen/Breakfast Room: 3.70m x 3.33m
(12'2" x 10'11")

Utility Room: 2.67m x 1.62m (8'9" x 5'4")

Dining Room: 3.33m x 2.89m (10'11" x 9'6")

Study: 2.89m x 2.07m (9'6" x 6'9")

Lounge: 5.54m x 3.55m (18'2" x 11'8")

Bedroom: 4.17m x 3.70m (13'8" x 12'2")

Ensuite: 1.84m x 1.84m (6'0" x 6'0")

Bedroom: 4.33m x 3.24m (14'2" x 10'8")

Bedroom 3.76m x 2.89m (12'4" x 9'6")

Bedroom: 3.10m x 2.30m (10'2" x 7'6")

Bathroom: 2.89m x 1.64m (9'6" x 5'4")

Double Garage: 5.00m x 5.00m (16'5" x 16'5")

USEFUL INFORMATION:

Services: Mains gas, water, drainage and electricity

Local Authority: Teignmouth District Council

EPC Rating: C

Heating: Gas Central Heating:

Council Tax Band: E (£2,914.34 p.a. 2024/25)

Tenure: Freehold

Diamond bead cavity insulation and German external wall insulation (EWI) with Alsecco self-coloured render.

Broadband Type Available:

Standard - Highest available download speed: 14

Mbps / Highest available upload speed: 1 Mbps

Superfast - Highest available download speed: 38

Mbps / Highest available upload speed: 7 Mbps

Ultrafast - Highest available download speed: 1000

Mbps / Highest available upload speed: 220 Mbps



STEP OUTSIDE:

The house features a double-width driveway for off-road parking, leading to a double garage. This has electric power sockets, lighting, storage in roof space, fitted base unit and wall unit, space for tumble dryer, 2 Electric up & over doors, and uPVC personnel door to the side opening onto the rear garden. The front garden, designed for low maintenance, includes gravel areas flanking the front door, offering an inviting entryway with space for potted plants. Two side gates provide access to the rear garden, also landscaped for ease of care. An extensive patio encircles the property, complemented by a raised decking area with LED lighting, offering sweeping views of the countryside, which can also be enjoyed through the living room's bifold doors. Additionally, there is a raised vegetable garden, outdoor electrical outlets, and external lighting. The garden, enclosed by timber fencing, ensures privacy. Hidden beside the garage is a discreet storage space and there are 2 outside water taps, one to the front, one to the side.



LOCATION:

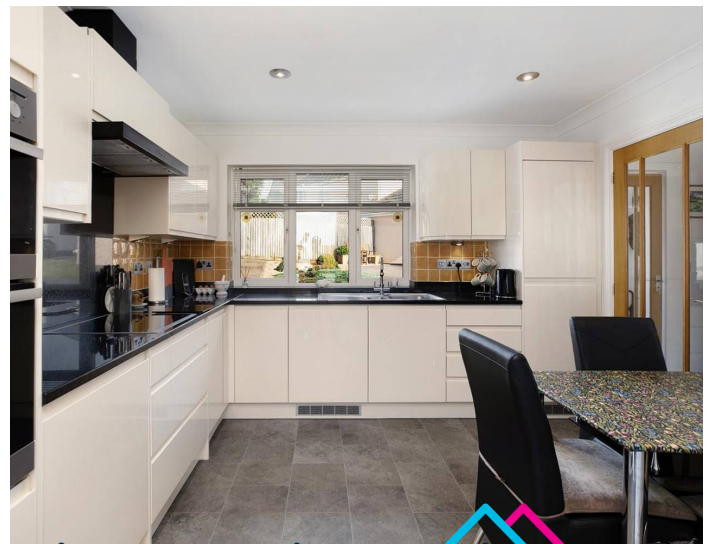
This property is located in a popular residential area, close to the town centre of Chudleigh. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health centre, library, several inns and restaurants. A primary/junior school, a playgroup 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.



STEP INSIDE:

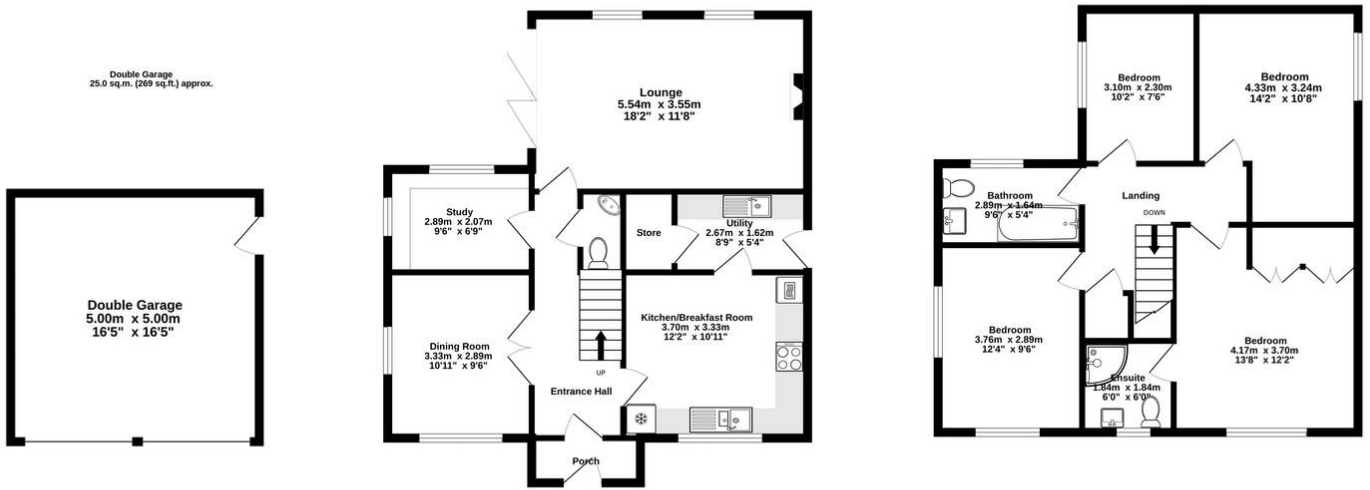
A uPVC door leads into a porch with wooden flooring and space for coat hanging. An inner glazed door opens to the hall, continuing the wooden flooring. There's an understairs storage cupboard and a cloakroom equipped with a modern white low-level WC and basin, complemented by tiled splashback. The kitchen/breakfast room overlooks the front garden through a window and features a Magnet gloss kitchen with granite worktops, including an induction hob, built-in eye-level double oven, sink & drainer, and a stainless steel/black gloss extractor hood. Additional appliances are an integrated dishwasher and a tall fridge, with room for a dining table and chairs. The utility room offers a range of modern wall and floor units with rolled edge laminate worktops, a sink & drainer, a wall-mounted gas boiler, and space plus plumbing for a washing machine and tumble dryer. It also includes a walk-in storage cupboard with lighting and shelving. A uPVC door provides access to the side of the property. The dining room, accessible via double doors from the hallway, features windows on two sides and ample space for a dining set and additional furniture. Positioned at the rear, the living room is bright with bi-fold aluminium doors opening to the garden and windows that frame the distant treelined hills. It includes a stone surround and hearth with a space for either an electric or gas fire. The study, another dual-aspect room, contains a range of fitted grey gloss office units.

On the first floor landing, there is a loft with a pull-down ladder, lighting, and partially boarded storage. The airing cupboard contains the hot water cylinder and slatted shelving. The main bedroom, at the front, is spacious with mirrored wardrobes and a modern en-suite shower room. Bedrooms two and three are good-sized doubles, while bedroom four is a small double. The bathroom features a three-piece white suite, comprising a WC, basin and bath with mains shower over. Finished with a wall mounted mirror with light, an extractor and a window for natural light and ventilation.



Ground Floor
64.4 sq.m. (694 sq.ft.) approx.

1st Floor
62.7 sq.m. (675 sq.ft.) approx.



TOTAL FLOOR AREA : 152.1 sq.m. (1637 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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