



## 36 The Gardens, Chudleigh - TQ13 0GE

£330,000 Freehold

A well presented three bedroom house positioned in a cul-de-sac close to the town Centre and schools, featuring a kitchen/diner, en-suite shower room, garage and garden backing onto fields. EPC: 73 C Tenure: Freehold

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

## ROOM MEASUREMENTS:

Lounge: 15' 10" x 15' 5" (4.85m x 4.72m)

Kitchen/Dining Room: 15' 0" x 9' 1" (4.58m x 2.78m)

Bedroom: 13' 1" x 8' 5" (3.99m x 2.58m)

En-suite:

Bedroom: 12' 0" x 8' 5" (3.68m x 2.57m)

Bedroom: 9' 10" x 6' 3" (3.0m x 1.93m)

Bathroom:

Garage: 14' 6" x 8' 11" (4.44m x 2.73m)

## USEFUL INFORMATION:

Heating: Gas central heating (Worcester Boiler installed 2016)

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D (£2384.46)

EPC Rating: 73 C

Tenure: Freehold

Predicted Broadband speeds:

Standard: Highest download 17 Mbps  
/Highest upload 1 Mbps

Superfast: Highest download 80 Mbps  
/Highest upload 20 Mbps

Ultrafast: Highest download speed 1000 Mbps  
/Highest upload 200 Mbps



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 OUTSIDE:

To the front of the property is a small garden with a variety of shrubs, a shingled area provides parking, in addition to the driveway in front of the garage. The garden has an area of patio, adjacent to the house, with steps leading to an area of fairly level lawn in turn leading to a bank with a variety of plants. The side boundaries are provided by fencing. The garden benefits from side access and a water tap.

## AGENTS INSIGHT:

"The location of this house is ideal, close to the town centre, school, church and a stone's throw from the co-op! The garden is private and the views over the back of the house are incredible, you feel like you're in the middle of the countryside! An early viewing is definitely advised"



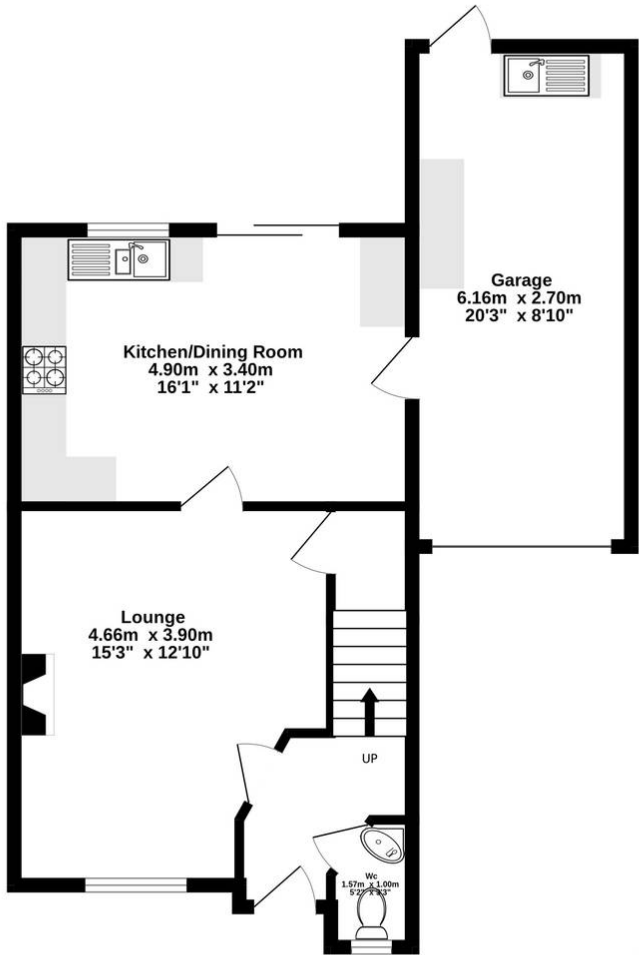


#### STEP INSIDE:

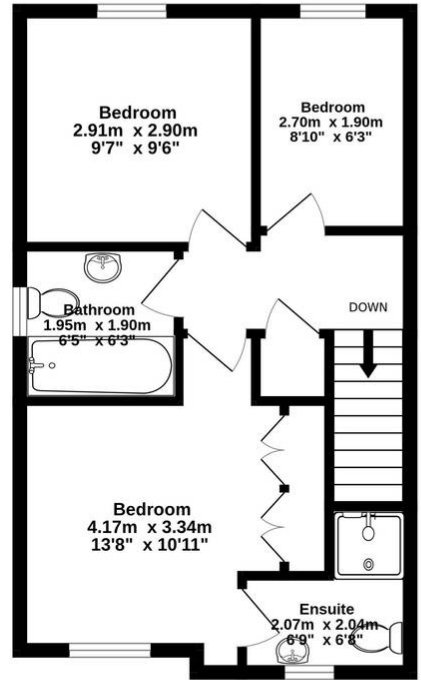
Upon entering, the property features a hallway with stairs leading to the first floor landing. A conveniently located cloakroom is situated at the front of the property. The living room boasts a sizeable window overlooking the front garden and a gas fire serves as a focal point. An understairs storage cupboard offers practical space. The kitchen/dining room provides ample room for a dining table and chairs, with a sliding patio door offering access to the garden. The kitchen is equipped with a variety of units, an integrated electric oven and gas hob, space for a fridge/freezer, and a dishwasher. A door leads into the full-size garage, complete with an up and over door, rear pedestrian access to the garden, a worktop with storage underneath, a sink creating a utility area, and plumbing for a washing machine. Ascending to the first floor, there are two double bedrooms and a generously proportioned single room. Rooms at the rear of the house enjoy stunning views of the adjacent fields and neighbouring countryside. The main bedroom features an ensuite shower room with a shower unit, WC, basin, and a window for natural light and ventilation. The family bathroom includes a fitted bath with a shower attachment, a WC, a basin, and a window. The landing provides a useful cupboard with shelving and the partially boarded loft includes a light.



**Ground Floor**  
56.8 sq.m. (611 sq.ft.) approx.



**1st Floor**  
38.5 sq.m. (414 sq.ft.) approx.



**TOTAL FLOOR AREA : 95.2 sq.m. (1025 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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