



1 Hill Top Place Rock Road, Chudleigh - TQ13 0JJ

£465,000 Freehold

A contemporary house on the outskirts of Chudleigh built to a high standard with eco living in mind, offering three double bedrooms, a kitchen/dining room and south/west facing garden. Tenure: Freehold EPC: B

Council Tax band: E

Tenure: Freehold

chamberlains
the key to your home

Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 17'7" x 12'9" (5.36m x 3.89m)

Kitchen/Dining Room: 17'7" x 12'7" (5.36m x 3.83m)

Bedroom: 12'9" x 11'10" (3.89m x 3.61m)

En-suite: 8'11" x 5'9" (2.71m x 1.75m)

Bedroom: 12'7" x 9'0" (3.84m x 2.75m)

Bedroom: 12'7" x 8'7" (3.84m x 2.61m)

Bathroom: 10'2" x 5'9" (3.10m x 1.75m)

USEFUL INFORMATION:

Heating: Gas central heating (under floor heating to ground floor)

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: E (£2914.34)

EPC Rating: 84 B

Tenure: Freehold

Predicted Broadband speeds:

Standard: Highest download 20 Mbps

/Highest upload 1 Mbps

Superfast: Highest download 80

Mbps/Highest upload 20 Mbps

Ultrafast: Highest download speed 1800

Mbps/Highest upload 220 Mbps



STEP OUTSIDE:

The property enjoys a south/west facing garden landscaped with a large patio to the rear of the property, a lovely sunny spot for alfresco dining. The boundaries have planted beds providing an array of colour in the spring/summer months. To the side of the property and continuing to the front is a beautiful lawn with various trees planted. The boundaries are provided by mature hedging and planted beds. The driveway is laid to shingle and provides ample off road parking for multiple vehicles. The wooden gates can be closed to offer complete seclusion and privacy.



SELLERS INSIGHT

"We have loved our time living in this beautiful home. Chudleigh is a wonderful town with so many activities and a great community spirit, our family love to visit, especially our grandchildren who love visiting all the local parks. We have made some valuable improvements to the house including solar panels and the car charger, we've also poured our hearts into landscaping the whole plot. We are relocating to be nearer to our family, but will greatly miss this lovely house."



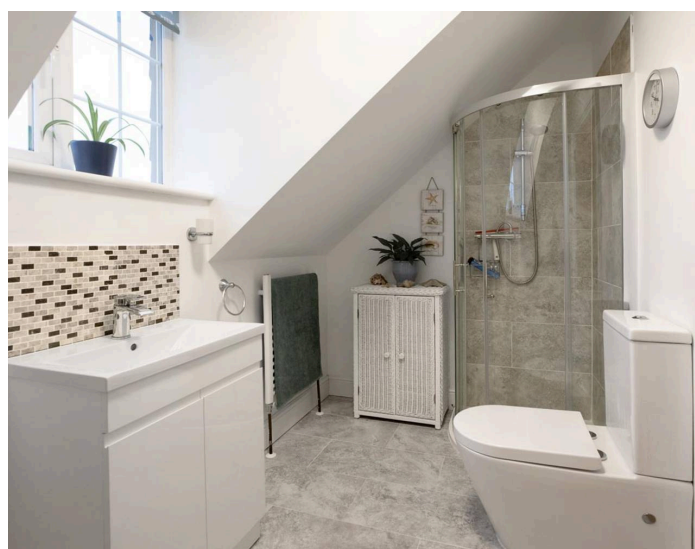


STEP INSIDE:

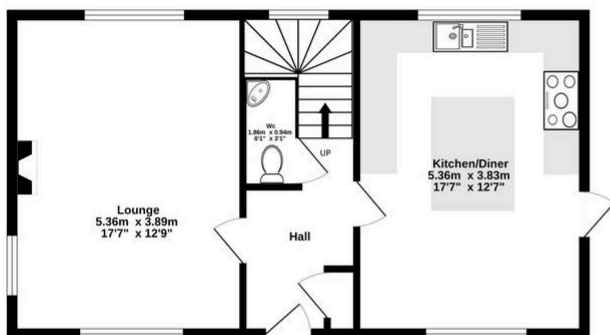
This three bedroom dormer style house sits within a good size plot with ample parking on the Outskirts of Chudleigh. The property was built in 2018 on the grounds of the former Police Station. It offers contemporary living in a non-estate position with views towards Chudleigh Rock. The house is built to a high standard with underfloor heating, engineered Oak flooring to the ground floor, solar panels and an electric car charger.

You enter the property into a welcoming hallway with a WC and stairs to the first floor. The living room has triple aspect windows allowing plenty of light to flood the room. The fireplace creates a focal point to the room with an electric log-burner effect fire in situ and a functioning chimney (currently capped) should a wood burner be preferred. The kitchen/diner has shaker style units and stone effect worktops. An island has been fitted which provides further storage and worktops. Integrated appliances include an Indesit dishwasher, Bosch washing machine and a Servis range cooker with extractor hood. There is ample space for a table and chairs.

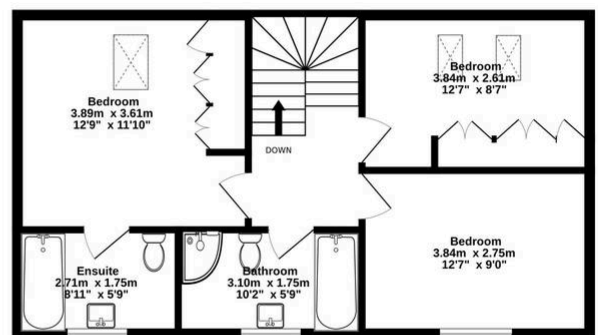
On the first floor are three double bedrooms. The principal bedroom has stylish fitted wardrobes and an en-suite bathroom. The third bedroom has fitted wardrobes and is currently used as a home office. The bathroom has both a bath and a shower unit, beautifully fitted with a stone floor and tiled walls.



Ground Floor
51.4 sq.m. (553 sq.ft.) approx.



1st Floor
51.7 sq.m. (557 sq.ft.) approx.



TOTAL FLOOR AREA : 103.1 sq.m. (1110 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.
Made with Metropix ©2025