



## 32 New Exeter Street, Chudleigh - TQ13 0DA

O.I.E.O £210,000 Freehold

This Charming Two Bedroom Cottage is located in the Heart of Chudleigh Town Centre. Available Chain Free it is Ideal for a First Time Buyer or Investor. On Street Parking and Courtyard Garden.

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### Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street  
Bovey Tracey TQ13 9AE

**ROOM MEASUREMENTS:**

Lounge/ Diner: 4.61m x 4.40m (15'1" x 14'5")

Kitchen: 3.87m x 2.05m (12'8" x 6'9")

Bedroom: 3.60m x 3.34m (11'10" x 10'11")

Bedroom: 4.36m x 3.50m (14'4" x 11'6")

Bathroom: 2.48m x 1.66m (8'2" x 5'5")

**USEFUL INFORMATION:**

Heating: Gas central heating

Services: Mains electricity, mains gas, mains water, and drainage

Local Authority: Teignbridge District Council

Council Tax Band: B (£1854.58p.a

2024/25)

EPC Rating: C

Fibre Optic Broad Band fitted

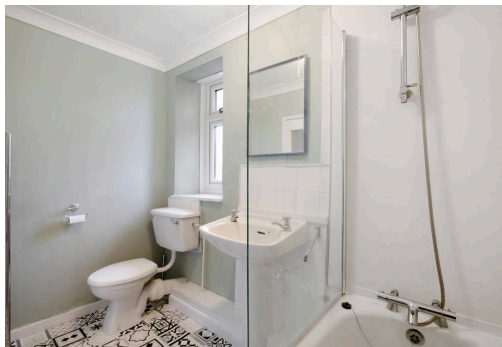
Tenure: Freehold

**STEP OUTSIDE:**

A walled, courtyard garden to the rear with a side alleyway access. Paved with raised shrub and flower bed rockeries. There is a right of way for neighbours to pass across the courtyard to access the rear of their properties.

**AGENTS INSIGHT:**

"This charming cottage is perfectly situated in the town centre, making it ideal for a quick walk to the shops. A nearby car park offers the convenience of purchasing an annual parking permit, alleviating concerns about the lack of allocated parking. This property is an excellent choice for first-time buyers, with the added potential to convert the loft space into an additional room (subject to necessary permissions)."

**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 away.





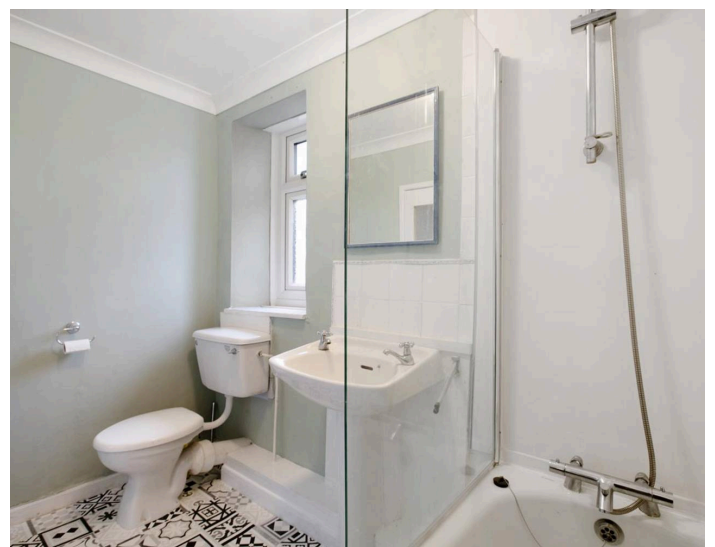


#### STEP INSIDE:

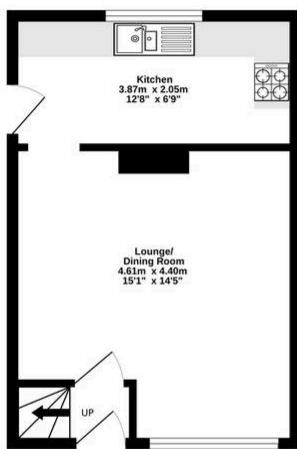
A solid wood door opens into the entrance hall, providing space for coats. The staircase to the first floor is located here, along with a door leading to the lounge. The lounge room boasts an impressive stone fireplace with a tiled hearth, a window to the front aspect and a storage cupboard under the stairs. A further doorway leads into the kitchen, which features a range of cupboards with space for appliances and an electric cooker and a window overlooking the rear garden, which has a characterful stone wall and rockery garden. There is also an external door providing access to the garden and side entrance.

The first-floor landing has doors leading to the bathroom and bedroom two. This bedroom has a window to the front aspect and a large walk-in wardrobe that also houses the gas central heating boiler. The bathroom is equipped with a panel bath with shower attachment, a wash basin and WC. A window to the rear aspect provides natural light and ventilation.

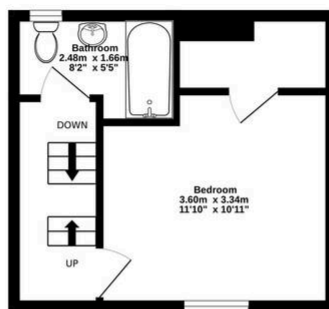
A staircase from the first-floor landing ascends to the second-floor landing, which has a window to the rear aspect and a door leading to the master bedroom. At the end of the landing, there is a large storage cupboard. The second double bedroom features two built-in wardrobes.



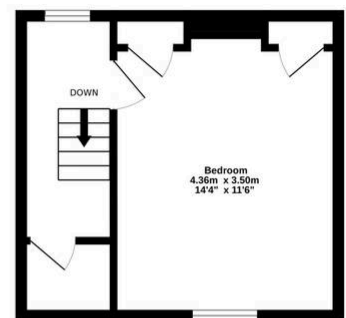
Ground Floor  
28.9 sq.m. (311 sq.ft.) approx.



1st Floor  
21.9 sq.m. (236 sq.ft.) approx.



2nd Floor  
22.8 sq.m. (245 sq.ft.) approx.



**TOTAL FLOOR AREA : 73.6 sq.m. (792 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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