



## 4 Exeter Road, Chudleigh - TQ13 0DD

£245,000 Freehold

This Beautifully Presented Mid Terraced House is an Ideal First time Buyer Home or Those Wishing to Downsize. Situated Close to Chudleigh Town Centre. Two Allocated Parking Spaces.

**chamberlains**  
the key to your home

### Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge/Diner: 4.53m x 4.00m (14'10" x 13'1")

Kitchen: 2.49m x 2.12m (8'2" x 6'11")

Bedroom: 3.57m x 3.10m (11'9" x 10'2")

Bedroom: 3.45m x 2.12m (11'4" x 6'11")

Bathroom: 1.88m x 1.83m (6'2" x 6'0")

### SELLERS INSIGHT:

"We have loved living in this home together, so close to the town so we don't have to get in the car everytime we want to pop to the shops or for a night out. We have decided that an extra bedroom would be better for us so we are looking to upsize to our next home. Having two parking spaces is a bonus and from the rear we have countryside views, which makes sitting in our garden a lovely place to entertain family and friends. "



### STEP OUTSIDE:

The south-facing rear garden is designed for minimal maintenance, being fully paved and enclosed by timber fencing, making it safe for both children and pets. This creates an excellent outdoor space for entertaining friends and family. For convenience, there are electric plug sockets and two outside taps. A gate at the rear provides alternative access to the parking area, which includes two allocated spaces, with additional on-road parking available nearby if needed.

### USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B £1947.14 p.a (2025/26)

EPC Rating: C

Tenure: Freehold



### 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.



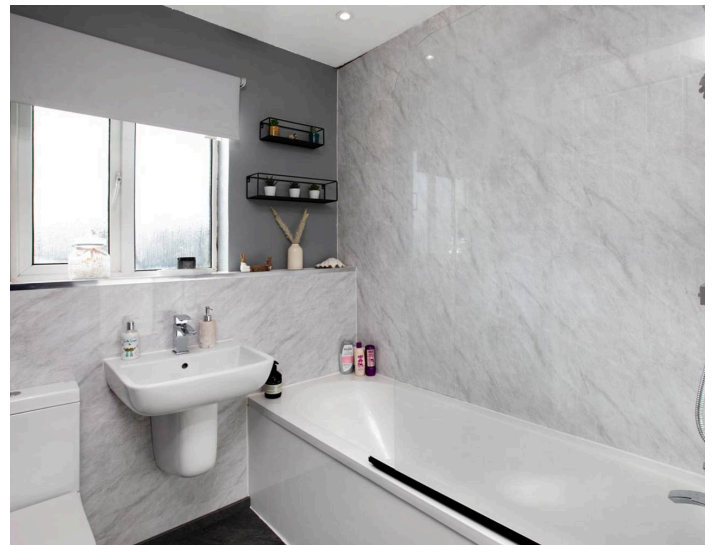




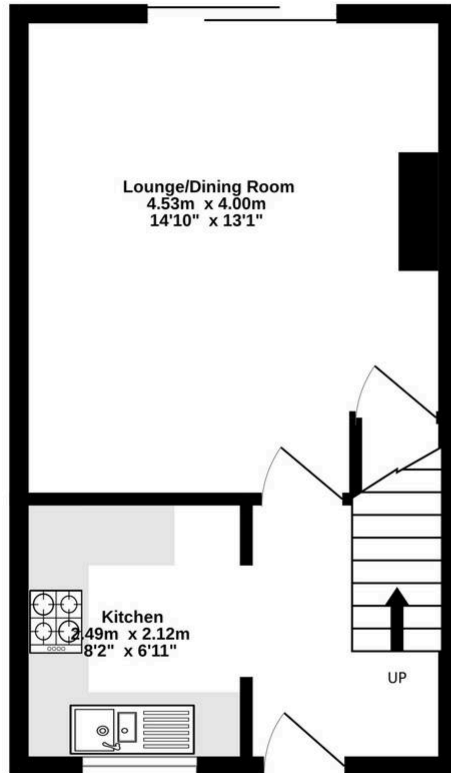
#### STEP INSIDE:

This home is well-presented with light and stylish décor throughout, giving a modern, warm and welcoming feel. The front door opens onto an entrance hallway with a staircase to the first floor, a modern kitchen that has plenty of worktop and cupboard space in gloss-grey with tiled splashbacks, a fan-oven, ceramic hob, a composite sink and mixer tap, floor space for an upright fridge/freezer, space with plumbing for a washing machine and a wall mounted condensing combi-boiler providing the central heating and hot water. Completing the ground floor accommodation is a generously proportioned living/dining room, with a feature fire place, integrated TV unit and plenty of space for a dining table and chairs. The room is flooded with light from sliding patio doors to the rear garden.

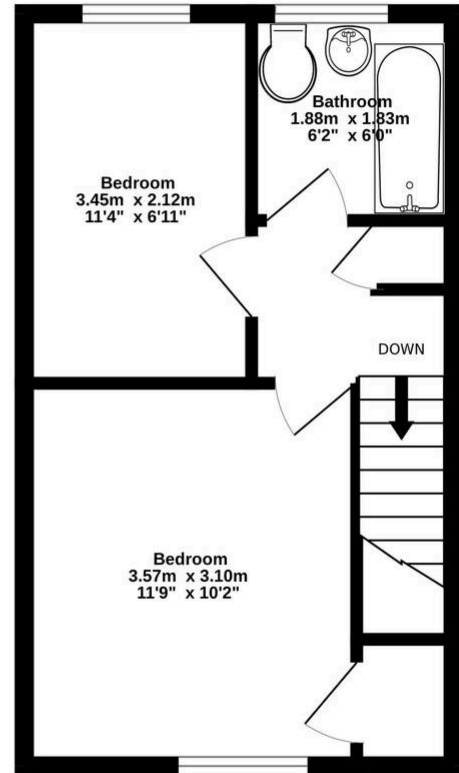
Upstairs, there are two double bedrooms, the principal bedroom with a built-in wardrobe, the second bedroom currently used as a dressing room. Completing the accommodation is a bathroom with panelled walls, feature lighting, containing a bath with a rainfall shower above, a WC, a basin and a chrome heated towel rail.



**Ground Floor**  
27.7 sq.m. (298 sq.ft.) approx.



**1st Floor**  
28.1 sq.m. (302 sq.ft.) approx.



**TOTAL FLOOR AREA : 55.8 sq.m. (600 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

**chamberlains**  
the key to your home

**chamberlains**  
the key to your home