

69 Weavers Road, Chudleigh - TQ13 0FU

Guide Price £275,000 Freehold

This Beautifully Presented Semi Detached House is an Ideal First time Buyer Home or Those Wishing to Downsize. With easy access to the A38. Driveway for two vehicles.

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ROOM MEASUREMENTS:

Lounge: 4.10m x 3.71m (13'5" x 12'2")

Kitchen/ Diner: 4.10m x 3.17m (13'5" x 10'5")

Bedroom: 3.17m x 3.07m (10'5" x 10'1")

En-suite: 3.17m x 1.03m (10'5" x 3'5")

Bedroom: 3.67m x 2.72m (12'0" x 8'11")

Bathroom: 2.04m x 2.02m (6'8" x 6'7")

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B £1854.58 p.a (2024/25)

Please Note: There is an annual management charge payable for the up keep of the communal areas. Not in place until development has been completed. (Will be Approx. £200.00 p.a (2024/2025)

EPC Rating: B

Tenure: Freehold

AGENTS INSIGHT:

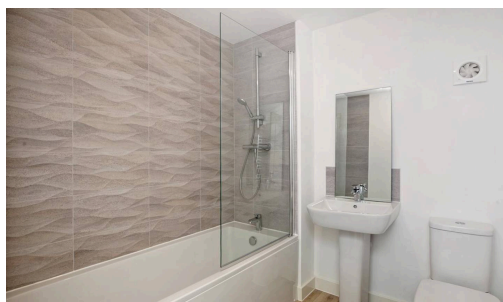
"This well presented two bedroom home is perfect for those wanting to downsize or first time buyers starting out. The current owner has owned it from new, but has decided that it is time to move to be closer to family, hence it coming to the market. The garden has been well designed and is larger than the average plot size for the area. With two parking spaces next to the house, it has a lot to offer and we advise viewing this little gem."

**STEP OUTSIDE:**

French doors lead from the dining area to a paved seating space, beautifully decorated with colourful pots by the current owner. The garden, primarily laid to lawn, slopes gently downwards. On one side, steps have been cleverly integrated to create a tiered lawn garden, all enclosed by wooden fencing. An access gate provides entry to the parking spaces at the side.

**LOCATION:**

This property is located in a newly 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, plus Exeter Airport. The market town of Newton Abbot is around 5 miles away.





STEP INSIDE:

This beautifully presented two-bedroom semi-detached home boasts stylish, contemporary décor throughout, creating a warm and inviting atmosphere from the moment you enter. Upon entering through the front door, you'll find yourself in the cosy lounge, which features a staircase leading to the first floor. Conveniently located between the lounge and the kitchen/diner is a well-appointed downstairs WC with a hand basin.

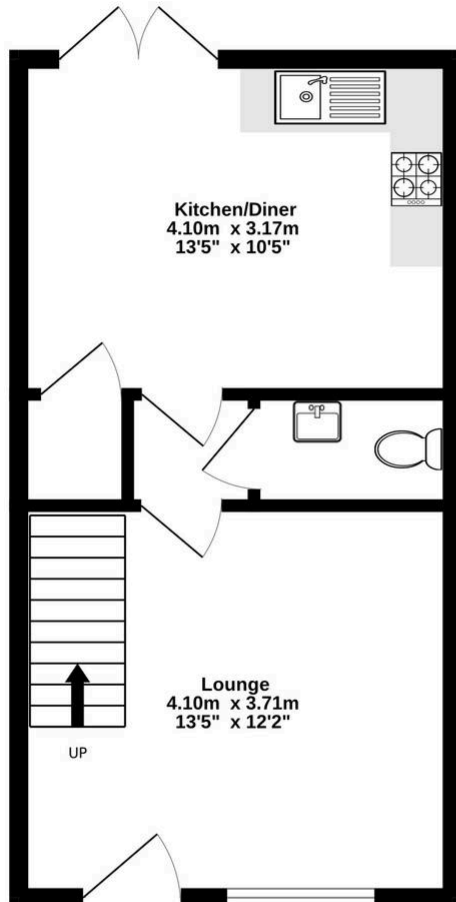
The modern kitchen is designed with ample worktop and cupboard space, featuring an electric oven, a gas hob, a composite sink with a mixer tap, and floor space for a tall fridge/freezer. There's also plumbing and space for both a washing machine and a dishwasher, front infill, cupboard doors for both included. The wall-mounted, condensing combi-boiler provides efficient central heating and hot water. The open-plan kitchen/diner is bathed in natural light thanks to the French doors that lead out into the well-maintained rear garden.

Upstairs, you'll find two spacious double bedrooms both of which includes built-in wardrobe (fitted by Symphony) and one with its own en-suite, equipped with a shower cubicle, hand basin, heated towel rail and WC. Completing the upper floor is a stylish bathroom featuring a bath with an overhead shower, a WC, a basin, and a heated towel rail.

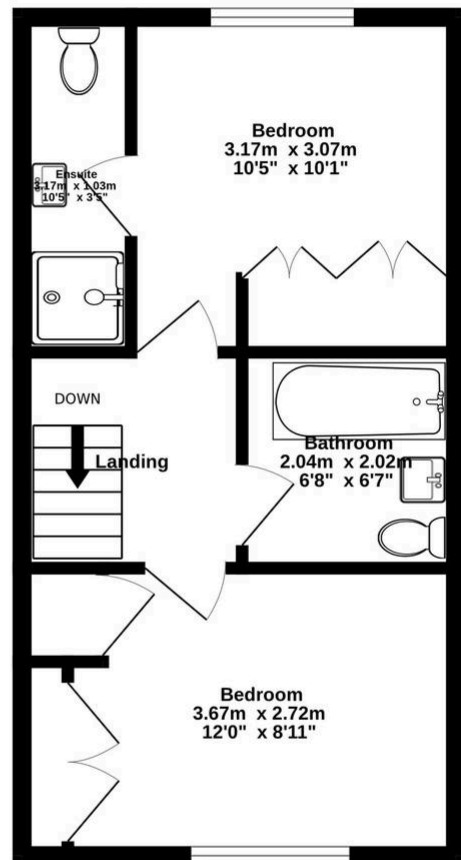
This home is perfect for those seeking a modern, low-maintenance property with a welcoming atmosphere, offering everything you need for comfortable living.



Ground Floor
32.5 sq.m. (350 sq.ft.) approx.



1st Floor
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA : 65.1 sq.m. (700 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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