



Flat 4, Pitt House, Chudleigh - TQ13 0EL

£270,000 Share of Freehold

A Two Bedroom, First Floor Apartment Situated in Stunning Grounds on the Outskirts of Chudleigh. Double Garage and Parking Space. No Onward Chain.



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USEFUL INFORMATION:

EPC Rating: F / Tenure: Leasehold Share of (Freehold)

Local Authority: Teignbridge District Council
Council Tax Band: E (£3034.66 p.a. 2025/26)

Services: Mains water, electricity and gas, Septic Tank.

Heating: Gas central heating

Leasehold: Remainder of 999 year lease commencing on 1 Jan 1985

Service/Maintenance and Ground Rent charge: £350 per calendar month.

The property benefits from a double garage and single parking space in the garage block, as well as the ability to park one car in front of the main building

ROOM MEASUREMENTS:

Lounge/Diner: 23'6" x 16'10" (7.15m x 5.14m)

Kitchen/Breakfast Room: 13'7" x 9'8" (4.14m x 2.94m)

Bedroom: 17'8" x 15'9" (5.38m x 4.79m)

Bedroom: 20'6" x 18'0" (6.25m x 5.48m)

Bathroom: 10'9" x 10'7" (3.27m x 3.23m)

Shower Room: 5'3" x 4'11" (1.60m x 1.49m)

WC: 10'7" x 3'0" (3.23m x 0.92m)



STEP OUTSIDE:

Communal Garden: Pitt House is set in beautiful grounds which include a woodland area too. The driveway leads through the grounds which are for the sole use of the six apartments within the building. The gravelled driveway which is located at the front of the building provides visitor parking spaces and each apartment has a garage and an allocated parking space near to the garage block.

SELLERS INSIGHT:

"Pitt House is a Grade II* listed building which the famous architect Sir George Gilbert Scott, in partnership with Moffatt, built for the Incledon-Webber family between 1841-5. It has later additions from 1880 and was converted into flats in 1985. It is included in Pevsner's Guide to the Buildings of South Devon. Flat 4 is a quiet and airy flat that has been owned by us for over twenty five years and therefore in need of some updating. With beautiful dual-aspect views over the countryside and with easy access from the A38, it has over time been a main home, weekend retreat, rental property and we had hoped our retirement home. Sadly a change in circumstances means we must reluctantly part with it. We hope the next owners will love it as much as we have. The new owners will benefit from a new 999 year lease commencing on 1 Jan 1985 with 959 years unexpired."



LOCATION:

This first floor apartment is situated on the outskirts 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, with many bus routes running from the town centre. The A38, which bypasses 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 which boasts a mainline train station.

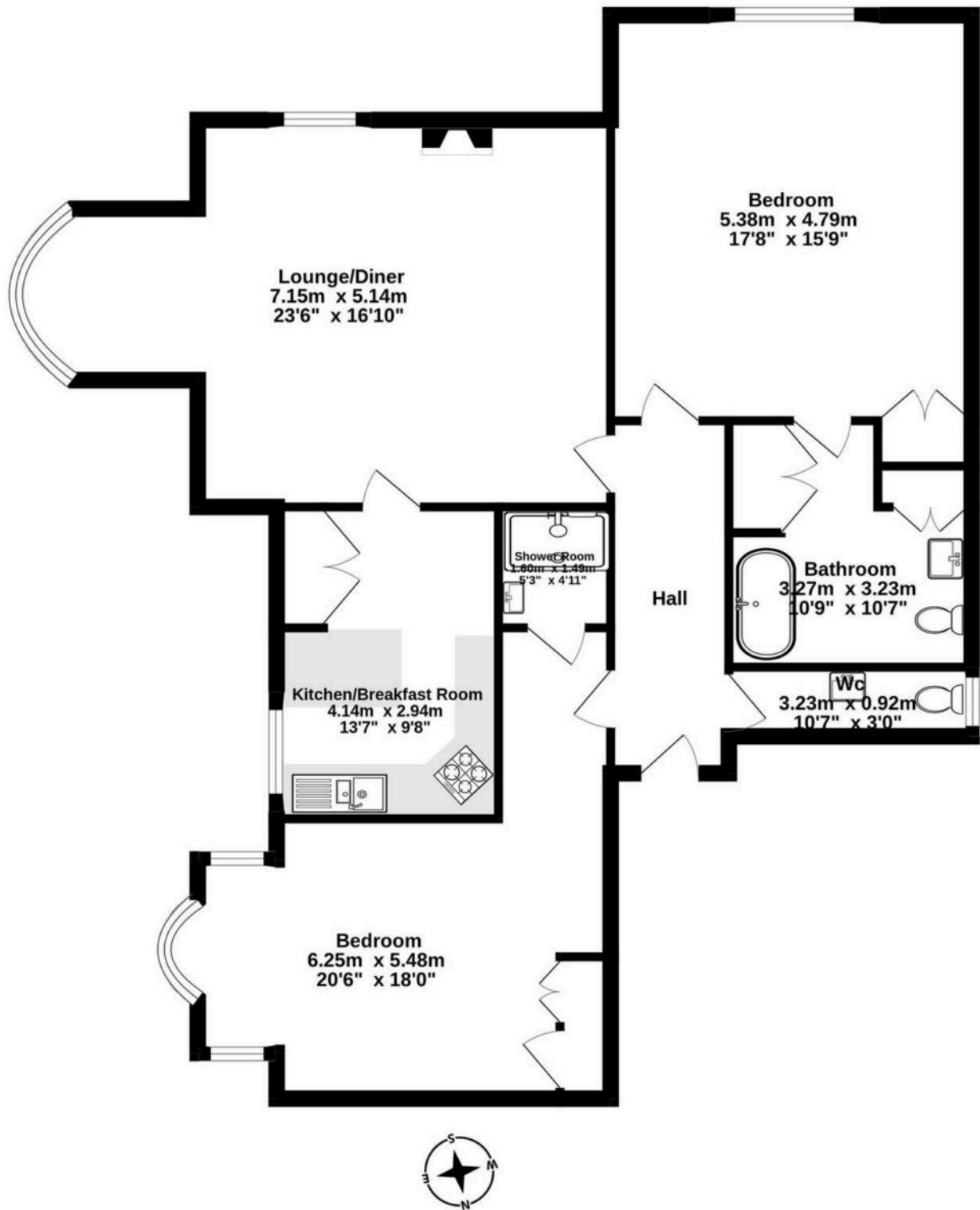


STEP INSIDE:

The **communal entrance door** features an intercom system and opens into a **grand entrance hall**, complete with a **real fireplace** and a **sweeping staircase** that ascends to the first floor, setting an elegant tone from the outset. The **private front door** leads into a welcoming entrance hall, with doors providing access to all rooms. To the **right**, you'll find a **cloakroom with WC**, while to the **left** is the **second bedroom**—a generously sized space with a **bay window overlooking the gardens**, a **built-in wardrobe**, and an **En-Suite shower room with basin** (please note: no WC). At the end of the hallway lies the **master bedroom**, which includes **built-in storage cupboards**, an **En-Suite bathroom**, and additional storage space. The **impressive living room** boasts **high ceilings**, **period features**, and a **large bay window** that frames stunning views of the surrounding countryside and communal gardens. A door from the living room leads into the **spacious kitchen**, which includes a **breakfast bar** and a **large window** that floods the space with natural light. While the property would benefit from some **updating and redecoration**, its **character features**, **bright and spacious rooms**, and **picturesque setting** make it a must-see for anyone seeking a peaceful countryside escape or a charming retreat from city life.



117.3 sq.m. (1263 sq.ft.) approx.



TOTAL FLOOR AREA : 117.3 sq.m. (1263 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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