



# Marsh Lane Farm Cottage

Marsh Lane, Chudleigh, Devon TQ13 0DX

RENDELLS



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A character semi-detached Country Cottage offering 3 bedrooms, enclosed gardens and parking. Located 1 mile from Chudleigh reached by quiet country road enjoying a rural wooded outlook.

- Character Semi-Detached Country Cottage
- Situated About 1 Mile Chudleigh
- Good Outlook Over Local Farmland
- 3 Bedrooms
- Bathroom
- Gravelled Parking Area for at Least 2 Vehicles

## Guide price £430,000

Marsh Lane Farm Cottage is approximately 10 miles north of Newton Abbot, 4 miles northeast of Chudleigh Knighton and 11 miles southwest of Exeter. Exeter Railway station is approximately 10.3 miles

### Situation

Marsh Lane Farm Cottage is situated in the outskirts of the rural town of Chudleigh which is located just 1 mile from the town centre. Chudleigh offers shops, stores, a primary school and church as well as a number of other local businesses and is conveniently located just off the A38.

### Description

Marsh Lane Farm Cottage is a 3-bedroom semi-detached cottage with a gravel parking area for at least 2 vehicles, floral rear garden with large lawn front garden and views across the farmland. The property is within proximity to local amenities with Chudleigh being 1 mile away. The ground floor of the cottage consists of a cosy living room, modern kitchen with a large traditional pantry, the 1st floor comprising 3 spacious double bedrooms, all with splendid views and shower room. The property is constructed of stone with a red tile roof and has a number of interesting architectural features.

### Accommodation

Porch: Red tiled floor, granite step into hallway, wooden two panel glazed door. Hallway with Red tiled floor, stairs leading to first floor, useful cupboard under the stairs, Sitting Room with red brick fireplace, granite stone with wood burner, recess



with cupboards and shelves, Upvc double glazed 3 section window, enjoying plenty of light and views over the rear gardens. Kitchen smartly tiled floor through to the utility, undercounter and wall mounted kitchen units, wooden worktop, Belfast sink, electric cooker, extractor fan, double glazed window, grant oil fired boiler, recess cupboard with emersion heater.

From the main hall, stairs lead to the first floor. Bedroom 1 wooden floor, exposed beams and Upvc double glazed window. Bedroom 2, wooden floor, storage cupboard, and double-glazed window. Bedroom 3 with vinyl floor, and double-glazed window. Updated bathroom composite covered floor, part tiled walls, shower unit, sink, radiator, wc, velux window and heater.

## Outside

Front Garden: A large lawn garden with a newly erected timber panel fence with double gates into the gravelled parking area to the side of the property. The oil tank is located on the graveled area enclosed by a willow screen. Rear Garden: A floral lawn garden and pathway leading to the rear stable style door. There is a mature shrub border.

## Tenure

Freehold.

## Energy Performance Certificate

Energy performance rating E (41).

## Council Tax

Band D.

## Services

Mains electricity, private water supply, a private oil tank supply and septic tank system shared with other properties.

## Local and Planning Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk). 01626 361101.

## Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 863888.

## Directions

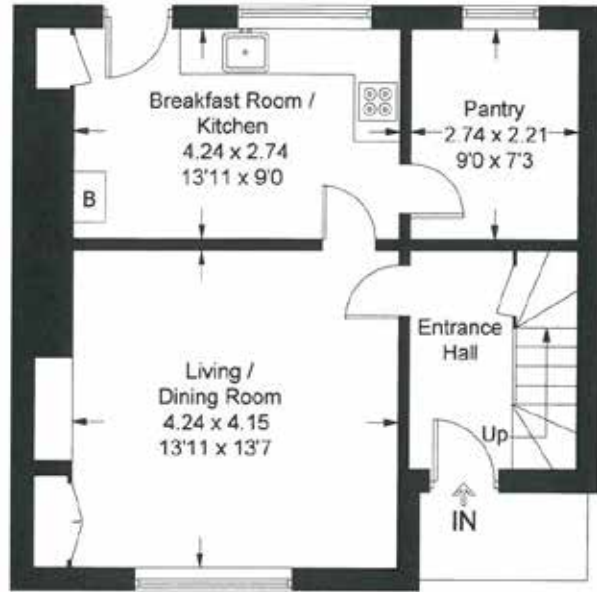
From the A38 heading north take the Chudleigh/Teign Valley exit, at the end of the slip road turn right heading towards Chudleigh, continue for 1 mile then take a left onto Old Exeter Street. Continue on Old Exeter Street for 1.4 miles then the property is on the right.

**What3words** [///mimes.having.flop](https://www.what3words.com/#!/mimes.having.flop)

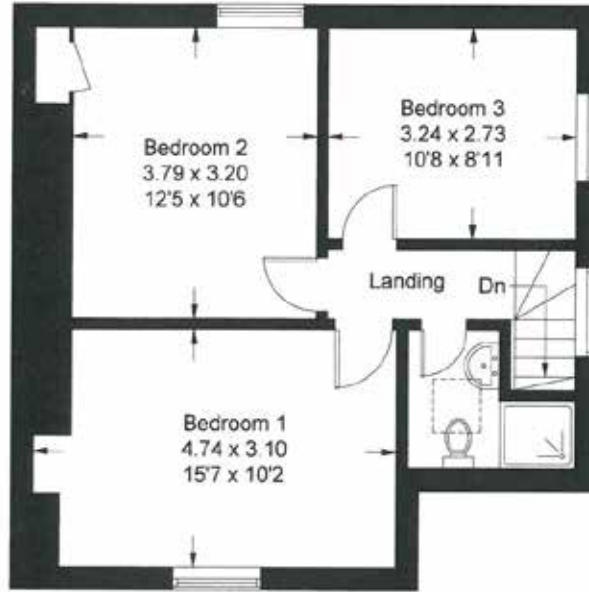


## Marsh Lane Farm Cottage, Chudleigh, TQ13 0DX

Approximate Gross Internal Area = 92.6 sq m / 997.1 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219524)

### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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