



## Chudleigh

3x 1x

ENERGY RATING C75

- Video Walk-through Available
- Superb Semi-Detached House
- 3 Bedrooms
- Open Plan Living/Dining/Kitchen
- Modern Shower Room
- Store & Study/Utility Room
- Driveway Parking
- Landscaped Rear Garden
- Popular Location
- Internal Viewings Recommended

**Guide Price:**  
**£325,000**  
FREEHOLD



10 The Gardens, Chudleigh, Newton Abbot, TQ13 0GE



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER



## 10 The Gardens, Chudleigh, Newton Abbot, TQ13 0GE

A superbly presented and modernised three-bedroom semi-detached family home situated in a sought-after location within this highly desirable town. Occupying an enviable position backing onto fields, the property enjoys wide sweeping countryside views and looks towards Dartmoor in the distance. With a modern, light and airy feel, the living accommodation is stylishly open plan and there is a modern shower room along with a study and store in what was the garage. Gas central heating and double glazing are installed and outside there is a lovely rear garden which is perfect for enjoying alfresco dining, and landscaped for ease of maintenance. The outside of this property doesn't do it justice and internal viewings come highly recommended to appreciate the accommodation, presentation and views on offer.

Chudleigh offers a wealth of local amenities including shops, a cricket field, a swimming pool, football pitches, allotments, parks, a doctor's surgery, a dentist and a library. For larger shops there are supermarkets in Kingsteignton, Newton Abbot and Exeter. The market town of Newton Abbot has a mainline railway station with direct links to London Paddington/Waterloo, along with Exeter St Davids Station. There is also an international airport in Exeter. The A38 (Devon Expressway) which by-passes the town provides good access to Plymouth, Exeter and the M5 Motorway network. And the A380 connects Torbay.

### The Accommodation:

A composite part obscure-glazed entrance door to entrance porch with cloakroom/WC comprising low-level WC with concealed cistern, vanity wash basin and obscure window. The entrance hallway has stairs to the first floor and multi glazed door to an open plan lounge/diner/kitchen which is a superb, light and airy room. The lounge area is dual-aspect with windows to front and side column style radiator, media wall and laminate flooring. The kitchen is fitted with a modern shaker style range of wall and base units with solid oak work tops with tiled splashback, inset stainless steel bowl with mixer tap, space for range style cooker and fridge freezer, large larder cupboard incorporating under stairs storage, window and sliding patio doors leading to rear garden enjoying superb countryside views. From the kitchen a door leads to the study/utility room which has plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, part glazed door to outside and further door to garage area which has a metal up and over door and roof storage.

On the first floor, the landing has access to loft and bedroom one has a window to front and built-in wardrobes. Bedrooms two and three both have windows to rear enjoying superb countryside views with distant view towards Dartmoor. Bedroom three has a cabin bed built-in which can be removed easily. There is also a modern shower room with white suite comprising shower cubicle with rain shower and shower unit, low-level WC, vanity wash basin, heated towel rail, airing cupboard and obscure-glazed window.

### Outside:

To the front is brick paved area and path leading to front door. The rear garden has been attractively landscaped, is backing onto a field, and enjoys superb wide sweeping countryside views with an Indian sandstone paved patio with pergola and covered area suitable for an outside kitchen and BBQ area. A retaining wall and two steps lead to a circular lawn with gravelled surround, three paved patio areas and shrub borders.

### Parking:

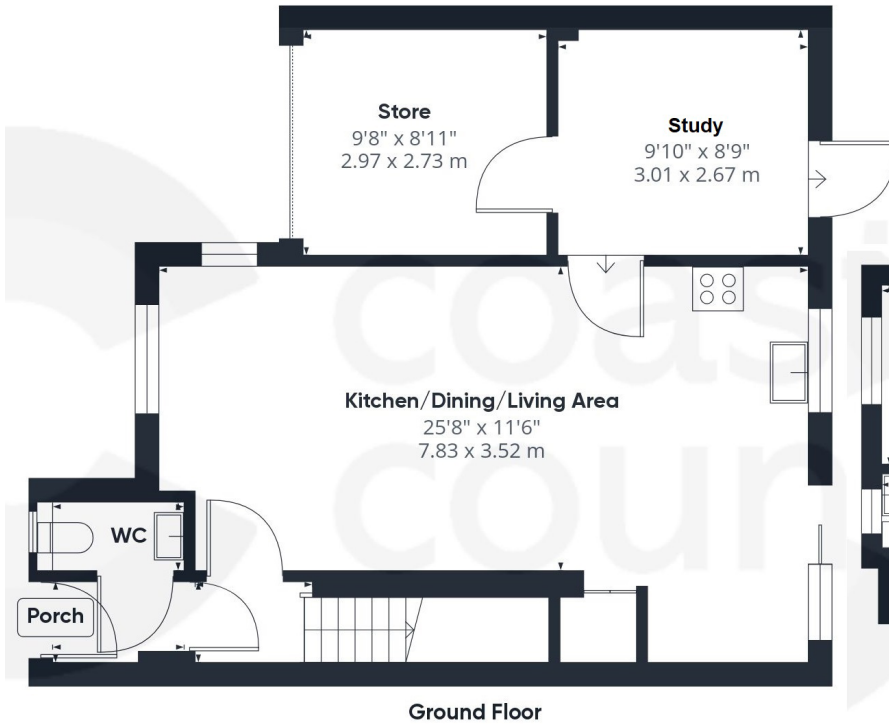
Driveway parking to the side and further parking in front of the property on paved area.

### Directions:

From the A38 Devon Expressway (northbound for Exeter). Take the Chudleigh turn off B3344. Continue straight into the town centre. Bear left at the war memorial for Old Exeter Road. Turn left into Market Way and left again into The Gardens.



# 10 The Gardens, Chudleigh, Newton Abbot, TQ13 OGE

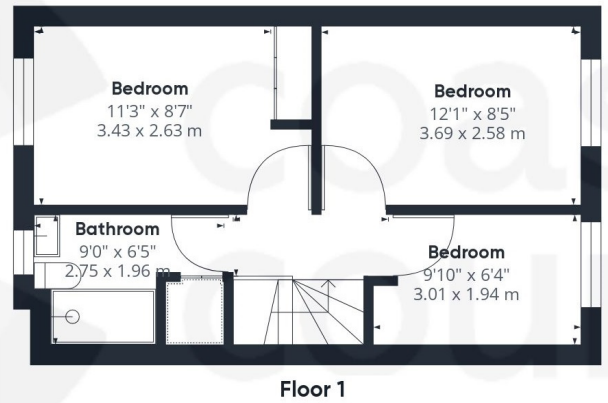


## Approximate total area

936.13 ft<sup>2</sup>  
86.97 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains electricity. Mains gas. Mains drainage.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.