



Chudleigh

3x 1x

ENERGY RATING
D63

- Video Walk-through Available
- Characterful Property
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Shower Room
- Garage & Parking
- Low Maintenance Gardens
- Tucked Away Position
- Popular Town

Guide Price:
£365,000
FREEHOLD

1 Police House, Rock Road, Chudleigh, Newton Abbot, TQ13 0JJ



1000s of homes sold in Teignbridge

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

1 Police House, Rock Road, Chudleigh, Newton Abbot, TQ13 OJJ

Offered to the market for the first time in over forty years, Coast and Country are pleased to have been given instructions to sell this former police house, thought to date from 1920s. Occupying a good-sized plot providing ample off road parking and wrap-around gardens, the property is situated in the heart of Chudleigh, tucked away up a private road and represents a rare opportunity which is not to be missed!

The Accommodation:

The property is currently arranged to provide two separate lounges, although one directly adjoins the kitchen and would make an ideal dining room if desired. The kitchen is large enough to house a breakfast table and chairs and has a door to the rear courtyard.

On the first floor there are three bedrooms; two doubles and a single, and a shower room. Each of the double bedrooms are double-aspect and the single bedroom benefits from built-in wardrobes. The property is fully double-glazed and gas central heating is installed.

Outside:

Occupying a great plot, the property has wrap-around gardens, gravelled for ease of maintenance with several seating areas, decked area and patio. There is also a greenhouse, wooden summer house and further storage sheds.

Parking:

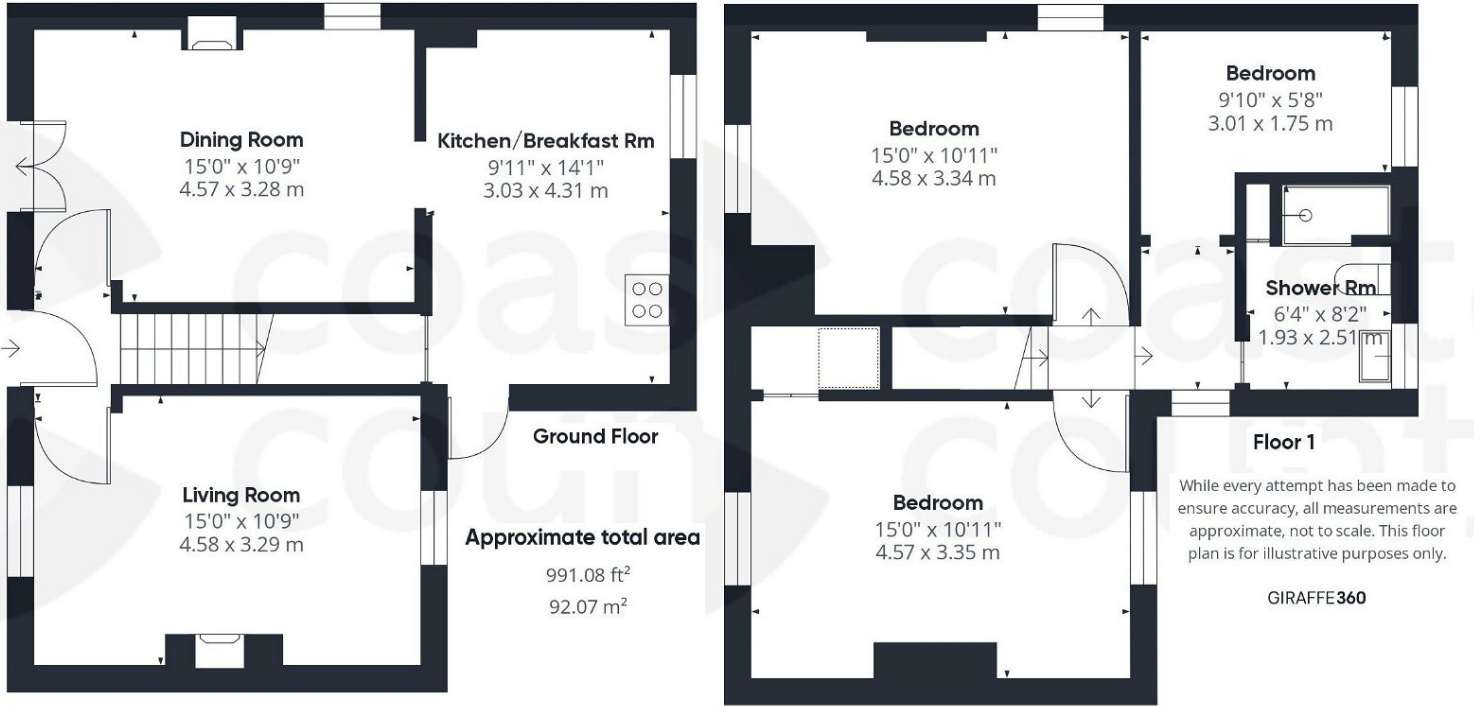
Ample off road parking.

Directions:

From the Penn Inn Roundabout take the A380 towards Exeter, take the second exit turn left onto the B3195. At the roundabout take the third exit onto Strap Lane, at the next roundabout take the second exit onto Clay Pitts Way also known as the B3193 towards Chudleigh. Continue straight on this road for another 3 miles approximately; crossing over the A38 twice before entering Chudleigh. Going up the hill into the town take the right turning onto Rock Road, on the right there is an unmarked private road approx 50 Yards on this private road there is a gravelled driveway on the right.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

The property is situated on a private road and there may be a liability for contribution to maintenance thereof.

The property has a right of way over the neighbouring property for access.

The vendor of this property has a family connection with an employee of Coast and Country.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.