



Chudleigh

3x  2x 

ENERGY RATING E48

- Video Walk-through Available
- Semi-Detached Character Cottage
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bath/Shower Room
- Off Road Parking
- Garage with Garden Room
- Rural Location
- Lovely Garden
- Early Viewings Advised

Guide Price:
£400,000
FREEHOLD

2 Widdihayes Cottages, Chudleigh, Newton Abbot, TQ13 ODG - Draft



1000s of homes sold in Teignbridge

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

2 Widdihayes Cottages, Chudleigh, Newton Abbot, TQ13 0DG

Occupying an enviable rural location backing onto open countryside and enjoying superb countryside views across the valley, we are pleased to have instructions to market this older style semi-detached cottage. There are three bedrooms along with a lounge, separate dining room, kitchen, bathroom and additional shower room. Calor gas central heating and double glazing are installed and outside there is a lovely mature garden, garage and driveway parking. The property will appeal to a wide range of buyers looking to live in a quiet rural location with superb countryside views.

Widdihayes Cottages is situated in a lovely rural setting on the edge of Chudleigh which 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 part glazed entrance door leads to the entrance hallway with stairs to first floor. The lounge is dual aspect with UPVC double glazed window to front and further window to rear enjoying superb countryside views and there is also a feature brick fireplace. The kitchen is fitted with a range of wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob, space for appliances and UPVC double glazed windows to side and rear. Of the kitchen is a small dining room with UPVC double glazed windows enjoying lovely countryside views and a pleasant outlook over the garden and there is also a UPVC double glazed door to outside. The bathroom comprises a panelled bath, low-level WC, pedestal wash basin and UPVC obscure double-glazed window.

Upstairs on the first floor there are three bedrooms, bedroom one has a UPVC double glazed window enjoying superb countryside views and further double-glazed window to front. Bedroom two has a UPVC double glazed window to rear enjoying the superb countryside views. Bedroom three has a UPVC double glazed window to front, storage cupboard and multi obscure glazed door leading to a shower room with shower cubicle, low-level WC,

wash basin and heated towel rail.

Outside:

The rear garden enjoys an enviable position backing onto countryside with lovely wide sweeping rural views and comprises a patio area with covered store and outhouse and a selection of shrubs leading to large garden area with lawn and well stocked flower and shrub borders and an assortment of trees. There is also a pergola and paved area. At the rear of the garage there is a useful garden room.

Parking:

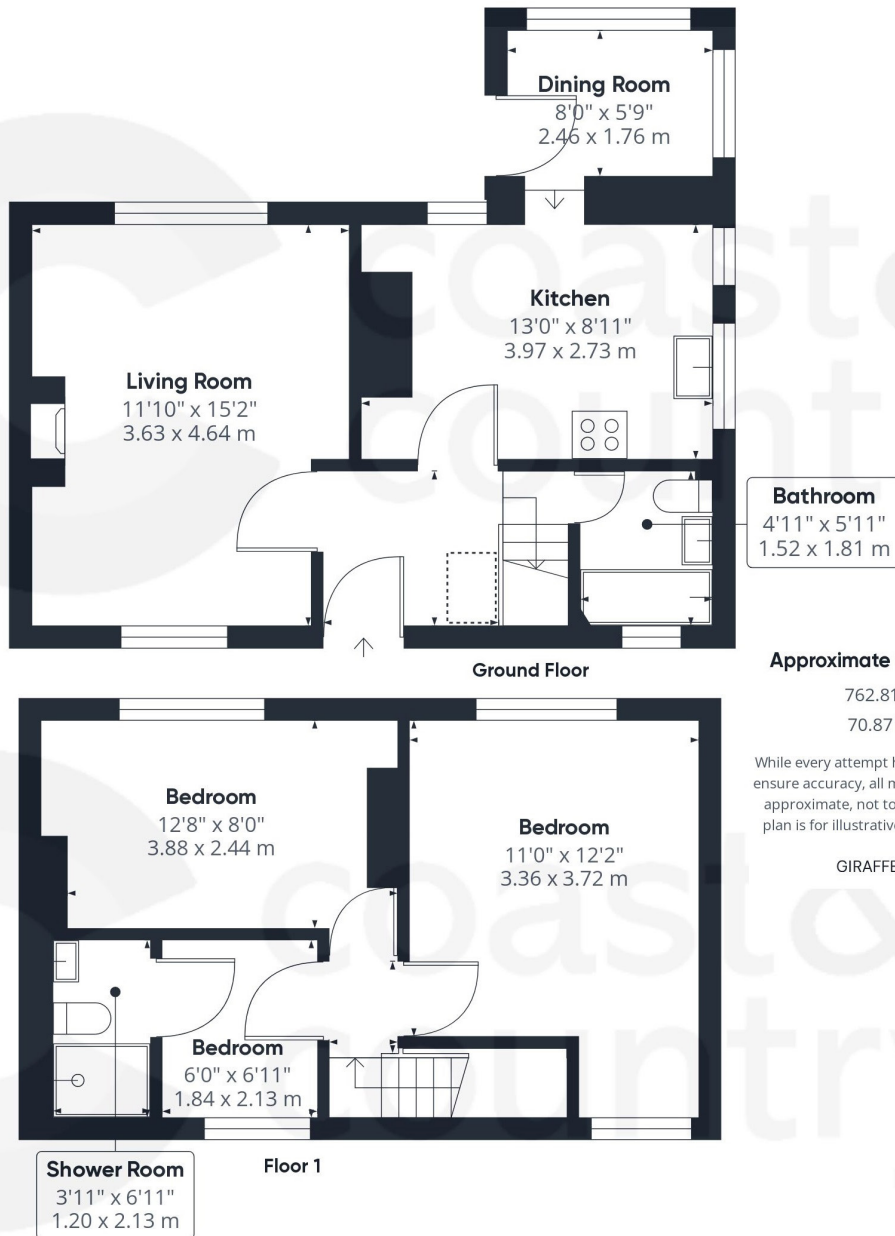
Outside to the front there is a gravelled parking area for two cars leading to a single garage with metal up and over door.

Directions:

From the centre of Chudleigh, head north on the B3344 Exeter Road. After just over a mile just as the road starts to bear left to head under the A38 turn right heading straight across the slip road from the western bound carriageway of the A38 and instead of heading straight on into the Holmans Wood Holiday Park, turn up left onto Harcombe Lane, follow the road and Widdihayes Cottages can be found on the right hand side.



2 Widdihayes Cottages, Chudleigh, Newton Abbot, TQ13 0DG



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains electricity. LPG gas central heating. Private drainage shared with number 1 Widdihayes Cottages.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 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.