



Ideford, Chudleigh

2x 2x

ENERGY RATING C70

- Video Walk-through Available
- Stunning Barn Conversion
- 2 Double Bedrooms (Both en-suite)
- Spacious Lounge & Kitchen/Diner
- Private Garden & Residents' Meadow
- Car Port, Resident Car Park & Visitor Car Park
- Award-Winning Development
- Sought-After Village of Ideford
- Convenient for A380 to Exeter & Torbay
- Early Viewings Advised

Guide Price:
OIEO £450,000
FREEHOLD

11 Higher Colleybrook, Ideford, Chudleigh, TQ13 0FG



1000s of homes sold in Teignbridge

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

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Brimming with style and individual character features is this superb semi-detached barn conversion which forms part of an exclusive and award-winning development in the conveniently located village of Ideford. With its own privately enclosed courtyard which is designed with ease of maintenance in mind, being laid to a mix of composite decking and paving and having an attractive water feature the property also has full use of a lovely green meadow shared by the residents. Covered parking is provided by way of a space in a carport and the development also offers a smart paved residents carpark and a separate visitors carpark. Storage is also provided in a communal barn with allocated space.

Ideford is located around thirteen miles from the county town of Exeter, and seven miles from the market town of Newton Abbot, both of which can be accessed via the A380 South Devon Link Road, itself around two miles away. The village offers a vibrant community centred around The Oak, the long-established local inn.

The Accommodation:

Stepping inside the interior has a lovely feel and offers immaculate and well-proportioned rooms. The wooden front door with side panels and full height glazing over opens to the reception hallway which is flooded with light and is part double height and overlooked by a split-level landing above. There is a walk-in boiler cupboard off the hall and also a useful cloaks/WC with white suite. The delightful lounge with wooden flooring features a wood burner and French doors to the courtyard. Offering an extensive range of cabinets is the kitchen /diner with plenty of space for a farm house size table and chairs.

On the first floor, both double bedrooms have fitted wardrobes and modern en-suites; the guest bedroom being Jack and Jill with a return door to the landing.

Outside:

Private courtyard with composite decking and paving adjoining the property and use of a picturesque meadow for residents use only.

Parking:

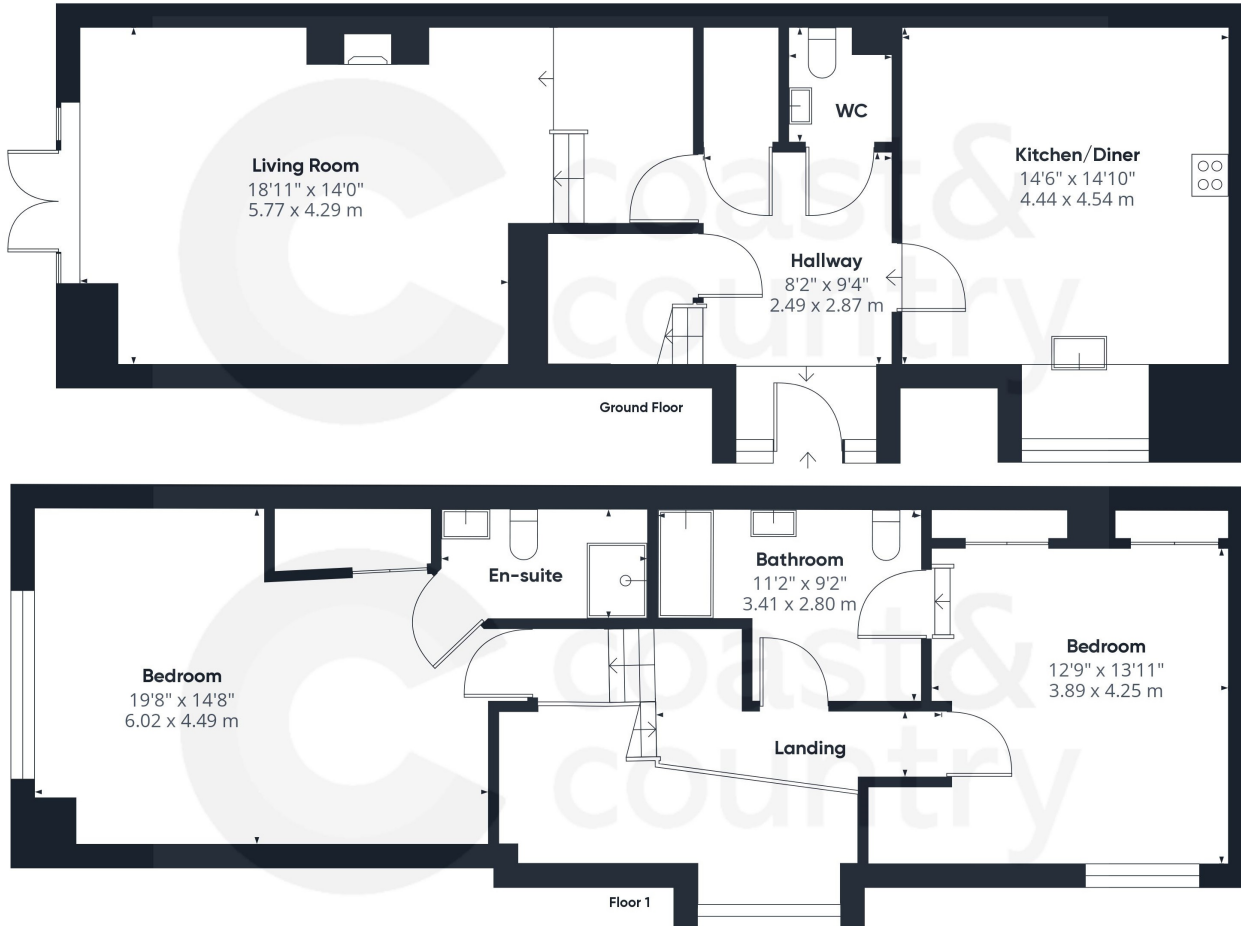
Carport for one vehicle, shared communal car park and separate visitors' car park.

Directions:

From the A380, follow signs for Ideford and continue into the village. Carry on, passing The Royal Oak Inn on the left hand side and continue down the hill. Turn left into Higher Colleybrook and the visitor's parking area is on your right.



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Approximate total area
 1396.62 ft²
 129.75 m²

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Service Charge: Currently approximately £1,000 per annum (Sept 2024).

Review Period: Annually

Services: Mains water. Mains electricity. Shared private drainage.

We have not had sight of a HETAS certificate for the wood burner.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 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.