



Chudleigh

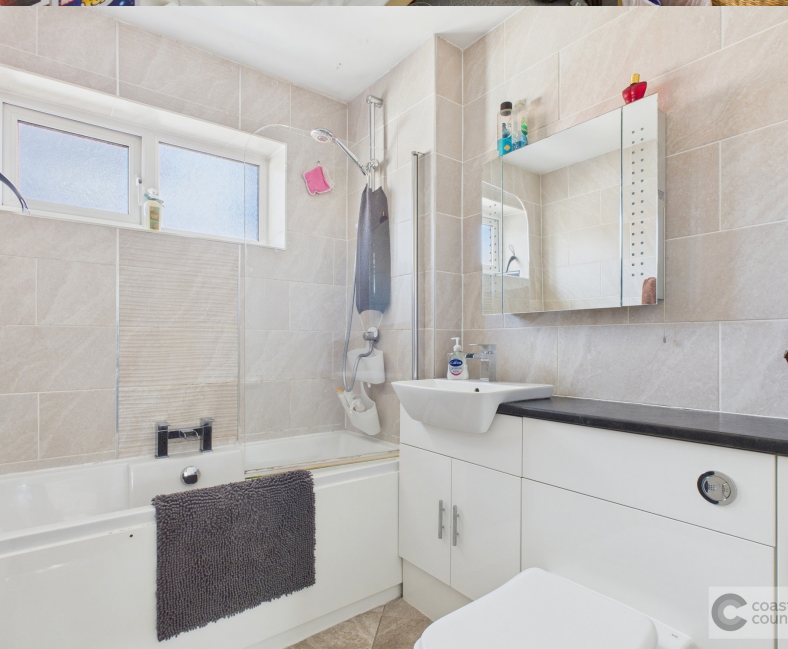
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ENERGY
RATING
D66

- Video Walk-through Available
- Mid-Terraced House
- 3 Bedrooms
- Lounge & Kitchen/Diner
- Family Bathroom
- Rear Garden
- 2 Allocated Parking Spaces
- Popular Location
- Ideal First Home

Guide Price:
£250,000
FREEHOLD

7 Orchard Close, Chudleigh, Newton Abbot, Devon, TQ13 0LR



1000s of homes sold in Teignbridge

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

7 Orchard Close, Chudleigh, Newton Abbot, Devon, TQ13 0LR

A modern and well-presented semi-detached house located in a small development within the highly sought after town of Chudleigh. The property has three bedrooms, lounge, a modern kitchen/dining room and a bathroom/WC and benefits from gas central heating, double glazing, easy to maintain garden and allocated parking. Internal viewings come highly recommended and the property will make an ideal first purchase or family home.

Orchard Close is located on the edge of the popular town of Chudleigh. The town has a wide range of amenities that include various shops, a primary school, health centre, sports facilities, public houses and a church. The town is popular with commuters due to its convenient location off the A38 to Plymouth and Exeter (M5 beyond). A timetabled bus service operates to the nearby town of Newton Abbot which offers a wide range of amenities and a mainline railway station with express services to the capital.

The Accommodation:

A uPVC part obscure double glazed entrance door with side panel opening to the entrance porch with door to the lounge which has a window to front and door to the kitchen/dining room which is fitted with a range of white high gloss wall and base units with rolled edge worksurfaces, matching splashback, inset single drainer sink unit, built-in oven and hob, plumbing for dishwasher, understairs double cupboard, two windows and door to the rear garden.

Upstairs on the first floor the landing has access to loft and bedroom one has a window to rear, built-in double wardrobe and further storage cupboard. Bedroom two has a window to front and built-in double cupboard and bedroom three has a window to front. The bathroom has a white suite comprising panelled bath with mixer tap and shower over, low-level WC and wash basin in vanity unit, heated towel rail and window.

Parking:

Two (tandem) allocated parking spaces.

Gardens:

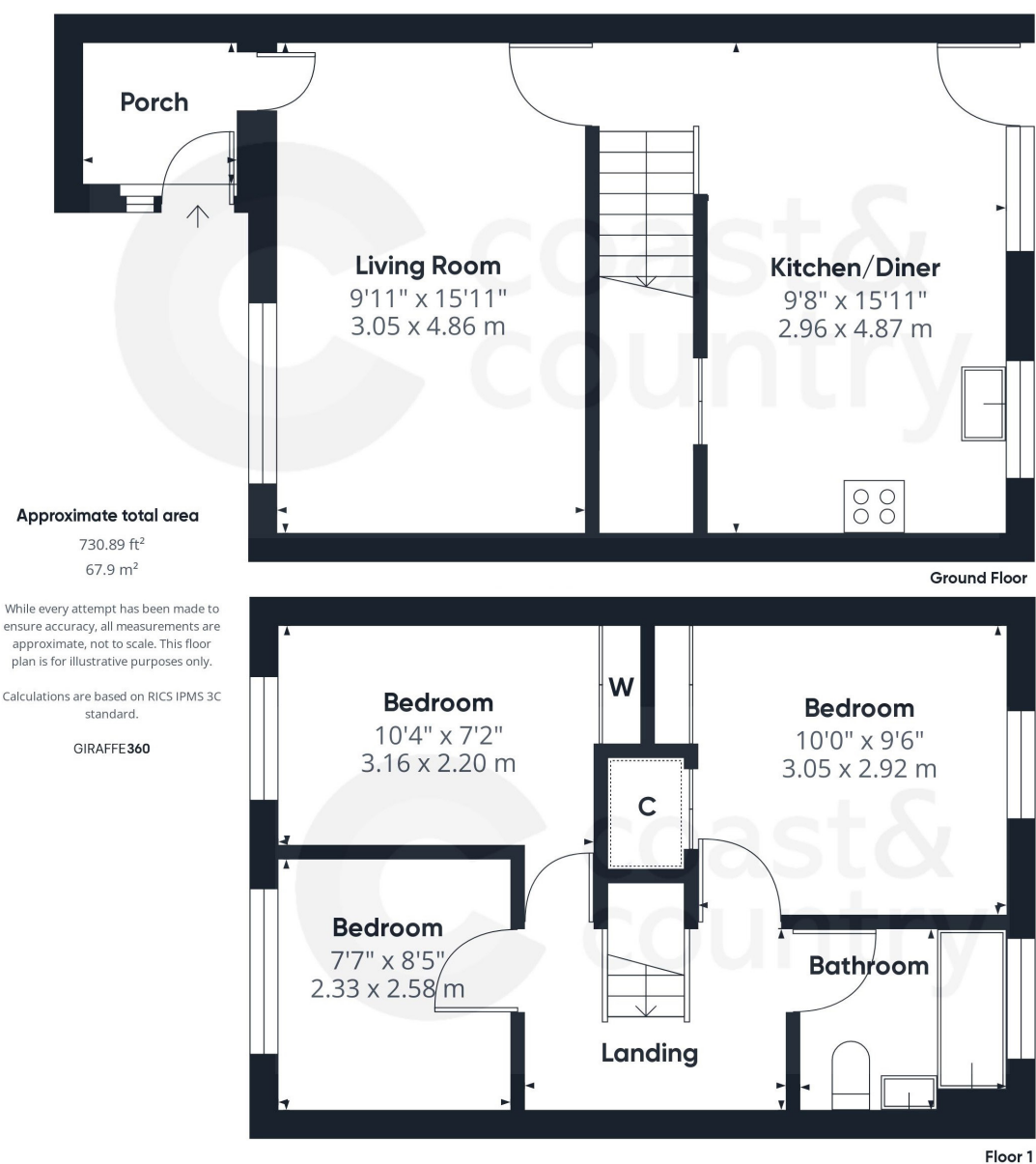
Outside to the front there is a gravelled area and paved path to front door and the rear garden is enclosed with a paved patio, area of artificial grass, garden store and gate to rear.

Directions:

Leave the A38 northbound signposted Chudleigh and follow the signs into the town. After passing the Bishop Lacey pub on your left take the first left into Lawn Drive. Follow Lawn Drive to the bottom of the hill. Turn right over the bridge signposted Ideford/Ugbrooke House. Turn left into Lears Lane and take a left again into Orchard Close.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

This property is currently tenanted.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

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