



Chudleigh

3x  2x 

ENERGY
RATING
B84

- Virtual Tour Available
- No Upward Chain
- Modern Semi-Detached House
- 3 Bedrooms (1 en-suite)

- Lounge and Kitchen/Diner
- Car Port Driveway Parking
- Enclosed Rear Garden
- Popular Location

Guide Price:
£310,000
FREEHOLD

4 Mistletoe View, Chudleigh, TQ13 OGL

A modern and superbly presented semi-detached family home situated within a sought-after development built by well-respected developer Wain Homes within this highly desirable town. The property offers light and airy accommodation; gas central heating and uPVC double glazing are installed and outside there are easy to maintain gardens and driveway parking for three cars with car port. Internal viewings come highly recommended to appreciate the location and spacious, well-presented accommodation on offer.

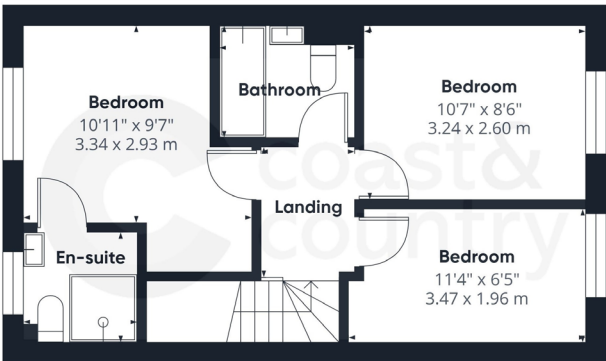
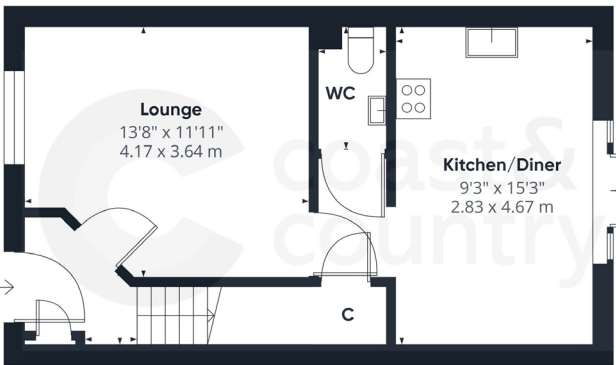
Chudleigh offers a wealth of local amenities including shops, a primary school, a selection of public houses, a cricket field, a swimming pool, football pitches, allotments, parks, a doctor's surgery, a dentist and a library. For larger shops there are supermarkets in Kingsteignton, Newton Abbot and 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.

Accommodation: An open canopy porch and composite part obscure double glazed entrance door leads to the entrance hall with storage cupboard and stairs to first floor. The lounge has a window to front and door leading to inner hall with understairs storage cupboard and cloakroom/WC with low-level WC and wash basin. The kitchen/ dining room has French doors and side panels leading to the garden. The kitchen is fitted with a modern range of wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob with space for fridge/freezer and plumbing for washing machine.

Upstairs on the first-floor landing there is access to the loft. Bedroom one has a window to front, wardrobe recess and an en-suite shower room comprising corner shower cubicle, low-level WC and wash basin with part tiled walls and window. Bedrooms two and three both have windows to rear. The family bathroom has a modern white suite comprising panelled bath with mixer tap and shower attachment, low-level WC, wash basin, part tiled walls and heated towel rail.

Garden & Parking: Outside to the front there is a very small lawned area with shrubs, driveway with carport providing off-road parking for three vehicles and gate to the rear garden which comprises paved patio and small lawn with feature stone retaining wall, shrub border and steps leading to a further lawn.

Directions: From the A38 Devon Expressway, Exeter bound, take the Chudleigh exit. Turn right at the end of the slip road for Chudleigh. Follow the road up into the town, passing the garage on the right and continue past the shops and continue through the town centre and Mistletoe View can be found on the right hand side.



Approximate total area

763 ft²
70.9 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 C

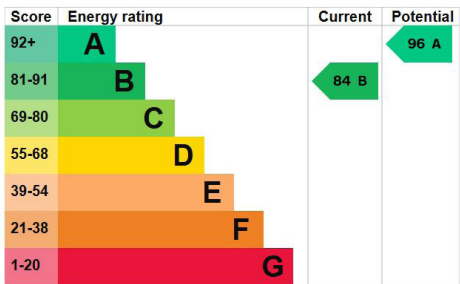
Tenure: Freehold

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

We are informed that this property is tenanted until 25th June 2025.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:



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.