



Our View “An opportunity to acquire a spacious family home in a popular location close to amenities”

This spacious three bedroom property arranged over three levels offers well presented accommodation throughout with front and rear gardens and is located in Chudleigh. The property is subject to the 3 year Devon Rule.

The accommodation comprises the entrance hallway with a double glazed window to the front and a door to the living/dining room which has a feature woodburner with a slate surround, double glazed window to the front and double doors to the rear garden. From the hallway you have access to the kitchen which has a range of matching wall and base level units with a mixer tap sink and drainer. Built in appliances include an oven, gas hob, fridge/freezer and dishwasher and there is a combi boiler and double glazed window to the rear. A door leads to the rear porch and utility room which is a useful space with further work units, space for a fridge/freezer, washing machine and tumble dryer and an obscure double glazed window to the rear.

To the first floor you will find a landing giving access to three bedrooms, two doubles and a single, all with double glazed windows and one benefiting from built in storage. A modern fitted shower room has a suite comprising a low level flush WC, pedestal wash hand basin and mains

shower and there are part tiled walls, tiled flooring and an obscure double glazed window to the rear. Adjacent to the shower room you have a separate WC.

From the master bedroom you have a door providing access to the two loft rooms which offer a range of uses, both with storage in the eaves and velux windows to the rear enjoying views over Chudleigh.

Externally to the front you have a pathway to the front entrance passing a level front garden laid to lawn. To the rear you will find an enclosed garden with a large decked area leading out from the property creating an ideal space for outside dining and entertaining. A few steps lower to a level lawn and further decked area with two wooden sheds and a summer house/workshop/office which provides for a number of uses with power and light provided.

Although a small country town, Chudleigh has all the charm and community spirit of a village. It is well served by a good range of shops, several inns and restaurants. There is a local library, a respected primary/junior school, playgroup, hairdressers and a barber, two health centres, vets, dentist and facilities for numerous sports and pastimes. Chudleigh is well located near the A38

which provides easy access to Plymouth, Exeter and the M5. The scenic Dartmoor National Park and the coast at Teignmouth and Torbay are all within 12 miles and the bustling market town of Newton Abbot is just a 5-mile drive away.

The property is subject to the 3 year Devon Rule which means buyers must have lived or worked in Devon for the previous three years.

- Entrance hallway
- Living/dining room
- Kitchen
- Utility room
- Three bedrooms
- Modern fitted shower room
- Two loft rooms
- Front and rear gardens
- Summer house/workshop/office
- Convenient location close to town





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		86
B	(81-91)		
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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