



Our View “A chance to acquire a very well presented modern property situated in the sought after area of Chudleigh”

Built in 2021 this delightful three bedroom property is located on a cul-de-sac within the outskirts of Chudleigh with off road parking, garage and enclosed gardens.

The accommodation comprises of a spacious entrance hallway with wooden effect laminate flooring and a door providing access to the living room with double glazed windows to the front aspect and double doors leading onto the rear garden. From the entrance hallway you have access to the kitchen/dining room which features a modern fitted kitchen comprising a range of wall and base level units with roll top work surface and a stainless steel mixer tap sink and drainer. There are a range of built-in appliances such as an oven with a gas hob with an extraction hood and light above, fridge/freezer, dishwasher and washer/dryer. There is a double glazed window to front along with a window overlooking the rear garden. Additionally, from the entrance hallway you have a downstairs cloakroom featuring a low-level flush W.C. and pedestal wash hand basin with an obscured double glazed window to the rear. Opposite you have a useful storage cupboard situated under the stairs.

Rising to the first floor you will find a spacious landing with a double glazed window to the front, providing access to the three bedrooms, all of which have double glazed windows to the front or rear. The master bedroom benefits a modern fitted en-suite shower room with a low-level flush W.C, pedestal wash hand basin and shower fed from the mains. It features part tiled walls with an obscured double glazed window to the rear. Dividing the bedrooms is a modern fitted family bathroom with a low level flush W.C, pedestal wash hand basin, panelled bath with mains shower and an obscured double glazed window to the rear. From the landing a hatch provides access to the loft space.

Externally, at the front of the property you have a driveway providing off-road parking for one car in front of the garage with potential for further parking. The garage has a metal up and over door for access and is a good size providing power and light and additional storage in the loft space and a double glazed door to the rear garden. To the rear you have a deceptively spacious garden with a patio area leading out from the living space. Additionally, the garden features a level lawn bordered by fencing with a further stone chip area. To the back of the

garden is an enclosed area housing a shed. Access to the rear of the garage is available through a double glazed door within the garden. A further addition to the property is the installation of solar panels by the current owners with a 6 kW battery located within the loft space. For energy cost savings please request further details for more information. The property benefits from 8 years remaining of the builders warranty.

- Superb modern property
- Living room
- Kitchen/dining room
- Downstairs W.C.
- Three bedrooms (master en-suite)
- Family bathroom
- Solar panel panels with battery storage
- Garage and off road parking
- Enclosed level gardens
- Cul-de-sac location

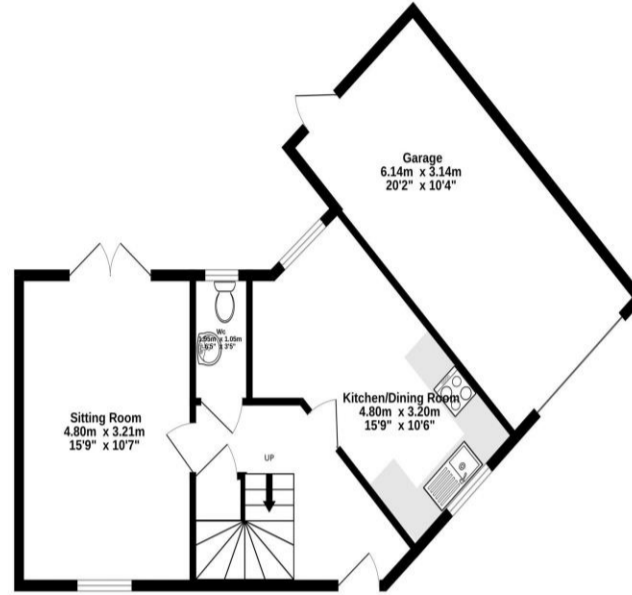




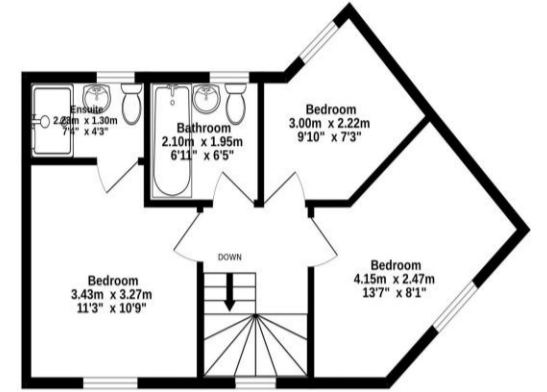
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			95
B (81-91)		83	
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor
58.7 sq.m. (632 sq.ft.) approx.



1st Floor
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 97.7 sq.m. (1052 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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