



Townsend



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Ideford, Chudleigh, TQ13 0BG

Chudleigh (3.3 miles), Newton Abbot (5 miles), Exeter (13 miles)

A spacious 3 bedroom house in the popular village of Ideford with a paddock to the rear and overall plot size of just under 1.3 acres.

- Good sized house of over 1600 sqft
- Battery Solar Panels
- Good sized garden and raised seating area
- Garage and driveway parking
- Council Tax Band: D
- 3 double bedrooms and 2 bathrooms
- Short walk to the village centre
- Paddock to the rear measuring approximately 0.77 acres
- Short walk to village centre
- EPC: D

Guide Price £735,000

SITUATION

The property is located in Ideford village which has a charming pub (The Royal Oak), a garage, thriving village hall and a church, whilst just outside the village is Ideford Common. The village also has a livery yard/riding school and the Millennium green, which is an open space with a children's area within 200 yards of the property. The nearest town of Chudleigh offers an extensive array of day-to-day amenities including a Post Office, Doctor's Surgery, Dental Practice, independent shops and pubs. The market town of Newton Abbot is about 5 miles, whilst the cathedral and university city of Exeter is about 12 miles, both providing an excellent range of facilities.



DESCRIPTION

On the market for the first time in many years is this lovely family home located a short walk into the village centre with a wonderful overall plot measuring nearly 1.3 acres. The front door opens into a spacious hallway with stairs rising to the first floor and on the left is a dining room with windows looking to the front and behind is the kitchen/breakfast room fitted with a range of wood fronted base, wall and drawer units with a work top over, stainless steel sink and drainer and an integrated electric oven and 4 ringed hob. A door opens into a utility room, there is a door to the garden and in to a downstairs cloakroom. Across from the hall is a sitting room with a wood burner and a further area used as a study.

On the first floor is the family bathroom and 3 good sized double bedrooms, with bedroom one offering a separate shower room.

OUTSIDE

To the front is an attractive area of garden laid to lawn with a number of mature plants and trees and a path leading around to the rear. Accessed over a driveway owned by the neighbour, at the rear is a double garage attached to the back of the house, an under cover veranda and a driveway providing parking. From here a path leads towards the rear of the plot, gently rising on the right is a raised seating area and beyond this an area of formal lawn and beyond this a fenced paddock with small woodland to the rear measuring 0.77 acres in total. The property also benefits from battery powered solar panels.

SERVICES

Current Council Tax: D

Utilities: Mains drainage, mains electricity and mains water (not metered).

Heating: LPG providing gas central heating.

Tenure: Freehold.

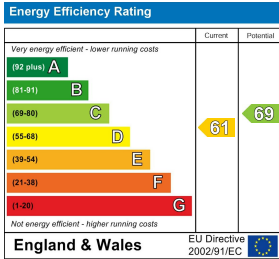
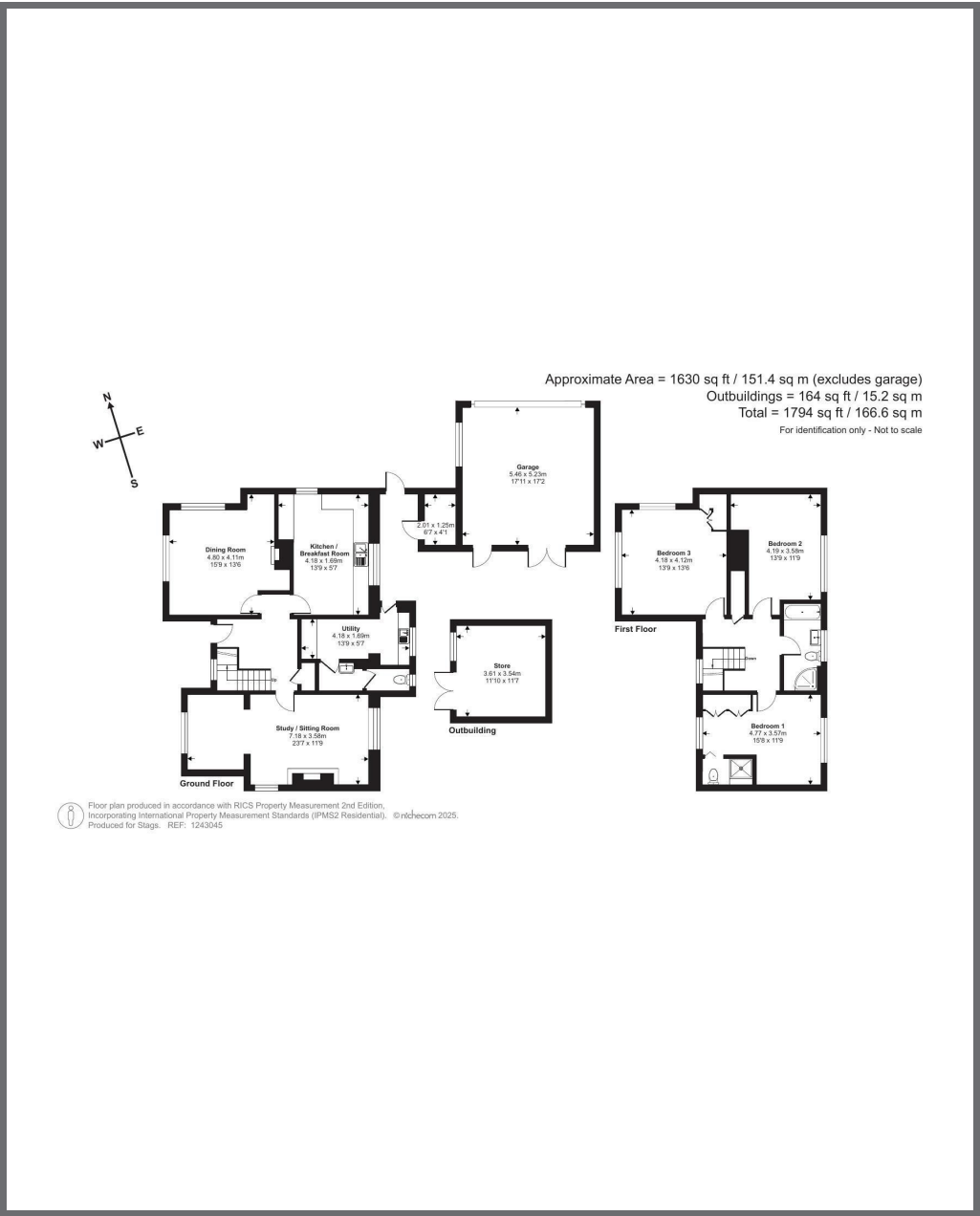
Cloud broadband available. Limited EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter leave the town on Alphington Road, pass Sainsburys and join the A30 in a Southerly direction, joining the A380 towards Torquay. Continue up Haldon Hill, pass the turning for Teignmouth and continue down taking the next turning signed Ideford and Ugbrook House. Follow the road round and at the T-Junction turn right at the end turn left and follow the road into the village. Continue past The Royal Oak and the house is along on the left, just after the turning for Higher Colleybrook.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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