



PRICE GUIDE: £270,000

CHUDLEIGH

Devon TQ13 0GE

For more information call Sawdye & Harris

01626 852 666

A modern three bedroomed semi detached house together with parking, garage and main bedroom with en suite. The house has been looked after well and offers a good sized kitchen/breakfast room and beautiful gardens. The property is situated in a cul de sac development not far from the centre of Chudleigh. EPC C.



LOCATION

Chudleigh is a small town with charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school. The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist, vet and facilities for numerous sports and pastimes.

Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. A regular 'bus service runs to both Exeter and Newton Abbot.

DESCRIPTION

A well presented family property complemented by lovely enclosed rear gardens, garage and parking.

ACCOMMODATION

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

GROUND FLOOR

Open **PORCH**. Solid front door into hallway with tiled flooring, radiator, staircase rises to the first floor, coved ceiling

LOUNGE 15' 4" x 12' 9 max" (4.67m x 3.89m)

Double glazed timber window to the front elevation, coved ceiling, central ceiling light fitting, radiator, carpeted, walk in under stairs storage cupboard.

KITCHEN/DINING ROOM 15' 1" x 11' 4" (4.6m x 3.45m)

A good sized room with double glazed wood framed window to the rear elevation and sliding patio door leading to the garden. Fitted with a range of floor and wall mounted kitchen cupboards, granite effect work surface, inset stainless steel sink with swan neck mixer tap, tiled splash backs, space and plumbing for a washing machine, four ring Hotpoint gas hob with double electric oven under, extractor over, wall mounted Worcester combi boiler, space for upright fridge freezer, recessed spotlights, pendant light fitting, coved ceiling, wood effect flooring, radiator.

CLOAKROOM

Fitted with a white suite comprising low level close coupled WC and corner wash hand basin with tiled splash back, ceramic tiled floor, obscure timber framed window, extractor vent, ceiling mounted light fitting, coved ceiling.



FIRST FLOOR LANDING

Access to loft hatch, fully boarded attic with light, central pendant light fitting and door to airing cupboard/storage cupboard

BEDROOM ONE 11' 9" x 11' 1" (3.58m x 3.38m)

A light room with double glazed wood framed window to the front elevation, pendant light fitting, coved ceiling, radiator, carpeted, fitted with a range of timber fronted fitted wardrobes, door to. **ENSUITE** Obscure timber framed double glazed window, matching close coupled WC and wash hand basin with part tiled splash back, electric shower with bi-fold doors, extractor fan, recessed spotlight, coved ceiling.

BEDROOM TWO 9' 7" x 9' 6" (2.92m x 2.9m)

Timber framed double glazed window overlooking the rear garden, pendant light fitting, coved ceiling, radiator, carpeted.

BEDROOM THREE 8' 9" x 6' 1" (2.67m x 1.85m)

Double glazed timber framed window overlooking the rear garden, radiator, pendant light fitting, coved ceiling, carpeted.

FAMILY BATHROOM

Fitted with a matching white suite comprising panelled bath with Mira electric shower over, low level close coupled WC, pedestal wash hand basin, part tiled walls, obscure timber framed double glazed window, coved ceiling, recessed spotlights, extractor, wood effect vinyl flooring.



OUTSIDE

The property is accessed from the front via a low maintenance gravelled rockery planted with mature shrubs including lavender which creates a nice approach, patio path to front door.

The gardens are a real feature of the property with a gravelled level area immediately adjacent to the house and lawned area adjoining. Steps down lead to a further gravelled area. The gardens are fully enclosed with a mixture of natural boundaries and wooden panel fencing and access to the rear garage. **GARAGE** 20' 2" x 9' 3" (6.15m x 2.82m) with metal up and over door, power and light, rear timber pedestrian door, single sink and drainer with cupboard under and plumbing for a washing machine.

SERVICES

All main services connected

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666 Email - chudleigh@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.





Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

www.environment-agency.gov.uk
 www.homeoffice.gov.uk
 www.ukradon.org
 <http://list.english-heritage.org.uk>
 www.fensa.org.uk
 www.landregistry.gov.uk

TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.

The Consumer Protection Regulations : For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale. We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any conveyancing services through us you should know that we would receive an average referral fee of £100 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

SAWDYE & HARRIS

www.sawdyeandharris.co.uk

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