



**Offers in Excess of: £380,000**

**FORE STREET**

Chudleigh, Devon TQ13 0HY

For more information call Sawdye & Harris

**01626 852 666**

A very deceptive Town Property with roof terrace and parking space. From the road you simply cannot see how much this property has to offer. With plenty of scope for use as a family home, bed and breakfast or as a holiday accommodation subject to any necessary consents required, the property has many lovely features throughout including exposed timber beams, recessed spotlights and stone fireplace. EPC D.



## 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 play schools 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.

## 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

Tucked away and accessed via a shared private driveway with a narrow entrance to the top but enough to allow access to the parking for a small car, the driveway leads down to the parking and turning area at the far end.

A double glazed front door with inset glazed stained glass leading into an **ENTRANCE HALL** with ceramic tiled flooring and hanging shelving to one side, radiator. A door at the far end leads to a useful storage cupboard with timber shelving.

The **KITCHEN** sits off with double glazed windows overlooking the front elevation. The kitchen is fitted with a range of sage green floor and wall mounted kitchen cupboards with granite effect rolled edge work surface, butler sink with swan neck mixer tap and space for a range cooker with extractor over, space and plumbing for a dishwasher, exposed timber beams, recessed spotlights. There is also a good sized walk in pantry.

Steps to one side lead up to the **DINING ROOM**. A further double glazed window overlooking the front elevation allows the light to flood in as well as recessed spotlights and the timber beams which run throughout the ground floor.

Opening into **LOUNGE** with modestly glazed French doors to the front elevation, feature fireplace at the far end (not working) and again with recessed spotlights and exposed timber beams. Steps to one side lead to the rear **UTILITY HALL** with space and plumbing for a washing and tumble dryer. Double glazed window to the front elevation, ceramic tiled flooring and radiator. To one side is a good sized under stairs storage cupboard. A **FAMILY BATHROOM** fitted with a square ended bath with waterfall shower and separate hand held attachment together with sink with vanity under and WC with dual flush, ceiling mounted spotlights, ceramic tiled flooring and extractor vent is also laid out to the ground floor.



Stairs rise to the **REAR LOBBY** with a further double glazed door giving access to the front, a wide staircase leads up to the half landing where **BEDROOM TWO** is situated with double glazed window to the front elevation, recessed spotlights and a lovely high ceiling in this room. Also off the half landing is useful further storage with slatted shelving. The stairs then lead up to the first floor. A Worcester gas fired central heating boiler is situated here and there is a further double glazed window to the front elevation.

**BEDROOM THREE** has a high level Velux rooflight, carpeted, radiator and pendant light fitting.

The **MAIN BEDROOM** is also accessed off this rear landing with steps down leading to a lovely room with a vaulted ceiling, double glazed window to the front elevation, modestly glazed door leading to the sun terrace, built-in wardrobes with hanging rails and recessed spotlights and door leading to the **EN SUITE** fitted with a double shower with waterfall over and separate hand held attachment, dose coupled WC with dual flush and pedestal wash hand basin.

Stairs lead up to the **SECOND FLOOR** where there are **TWO BEDROOMS**, a good sized double and single with double glazed windows to the front elevation. A second **FAMILY BATHROOM** with fully tiled walls, panelled bath, pedestal wash hand basin and WC with modestly glazed window to the rear elevation is also situated in this part of the property.

## OUTSIDE

Whilst being in the heart of the town, you do benefit from a **SUN TERRACE/ROOF GARDEN** offering some fabulous views across the rooftops, countryside and to the hills beyond. The roof terrace can be accessed from the main bedroom or externally with stairs leading up to a timber gate. There is a built-in pizza oven to one side.

**SERVICES** All mains services are connected.

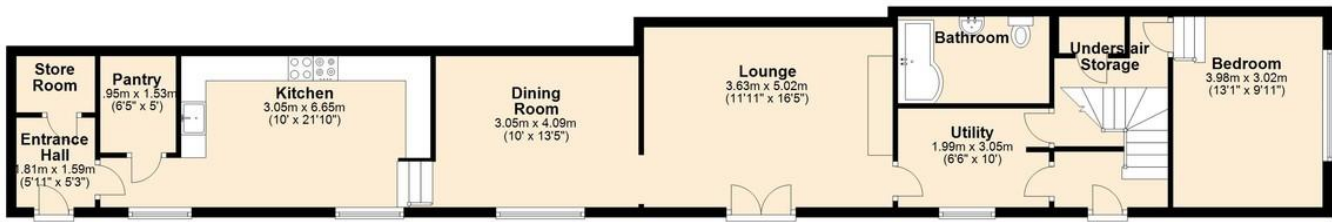
## VIEWINGS

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



**Ground Floor**  
Approx. 89.9 sq. metres (967.5 sq. feet)



**First Floor**  
Approx. 59.4 sq. metres (639.1 sq. feet)



Total area: approx. 149.3 sq. metres (1606.6 sq. feet)

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](http://www.environment-agency.gov.uk) [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) [www.ukradon.org](http://www.ukradon.org) [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.](http://list.english-heritage.org.uk)

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](http://www.sawdyeandharris.co.uk)

The Teign Valley Office | 32 Fore Street | Chudleigh | TQ13 0HX | t: 01626 852 666

Sawdye & Harris (Land & Estate Agents) Ltd - Registered in England No. 05280152

Registered Office: 19 East Street, Ashburton, Devon TQ13 7AF

