

VIEW OUR
VIRTUAL TOUR

SAWDYE & HARRIS
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360°



PRICE GUIDE: £240,000

SPINNERS SQUARE

Chudleigh, TQ13 0FQ

For more information call Sawdye & Harris

01626 852 666

Situated on a stylish development on the edge of Chudleigh, is this fabulous well presented two bedroom house which has been finished beautifully by the current owners. Offering two car parking spaces and landscaped rear gardens this is a great opportunity to purchase a superb home all ready to move in to. EPC B.

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LOCATION

The Oaks is well connected, with Exeter just a 20 minute drive away via the A38 Devon Expressway, while the same road will take you to Dartmoor National Park. For rail travel, Newton Abbot train station is 7 miles away and offers services to Exeter (30 minutes), Plymouth (40 minutes) and London Paddington (2 hrs 40 mins).

The charming town of Chudleigh has a post office, pharmacy, convenience store, supermarket, sports centre and pubs, restaurants and takeaways. There are also highly rated schools close by.

ACCOMODATION

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.

A modern **FRONT DOOR** leads in to the **ENTRANCE HALL**, finished throughout the ground floor with wood effect laminate flooring. A storage cupboard sits to one side and there is a modern **CLOAKROOM** off the hall.

The **KITCHEN/DINING ROOM 14' 11" x 6' 7" (4.55m x 2.01m)** has a window to the front elevation and is fitted with a modern kitchen with laminate work surface and up stand together with a four ring gas hob with stainless steel splash back and extractor over as well as an electric oven under. There is a single sink and drainer with mixer tap. There is space for an upright fridge freezer.

The **LIVING ROOM 13' 4" x 9' (4.06m x 2.74m)** sits to the rear of the house with French doors leading to outside and a further window to the rear elevation.

To the **FIRST FLOOR** are two **DOUBLE BEDROOMS**.

BEDROOM ONE 13' 4" x 9' 4" (4.06m x 2.84m) overlooks the rear elevation and **BEDROOM TWO 13' 4" x 7' 11" (4.06m x 2.41m)** with window to the front elevation.

A modern **FAMILY BATHROOM** is fitted with a contemporary white suite with part tiled walls and fitted with a panelled bath with shower over, Wash hand basin and close coupled WC with dual flush.



OUTSIDE

The garden has a real WOW factor to it having recently been professionally landscaped to provide a beautiful patio adjacent to the house with fossilised sandstone. A sunken pond stocked with fish finishes this space beautifully.

A sandstone path flanked with lawn to either side leads to the rear of the garden where there is a further patio seating area and timber pergola. There is outside lighting and a cold water tap as well as a side pedestrian gate leading around to the parking area where there is private allocated parking for two cars.

PLEASE NOTE

There is an annual maintenance charge for the upkeep of the open spaces and play area. Please contact the agents for more detail.

SERVICES

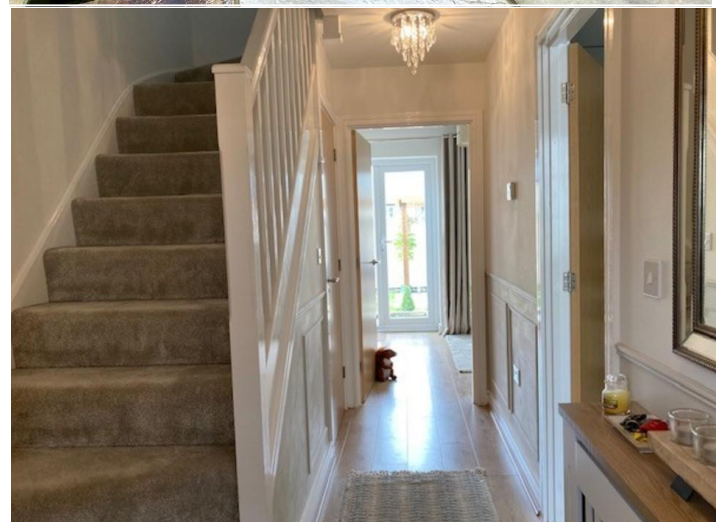
All mains services are connected.

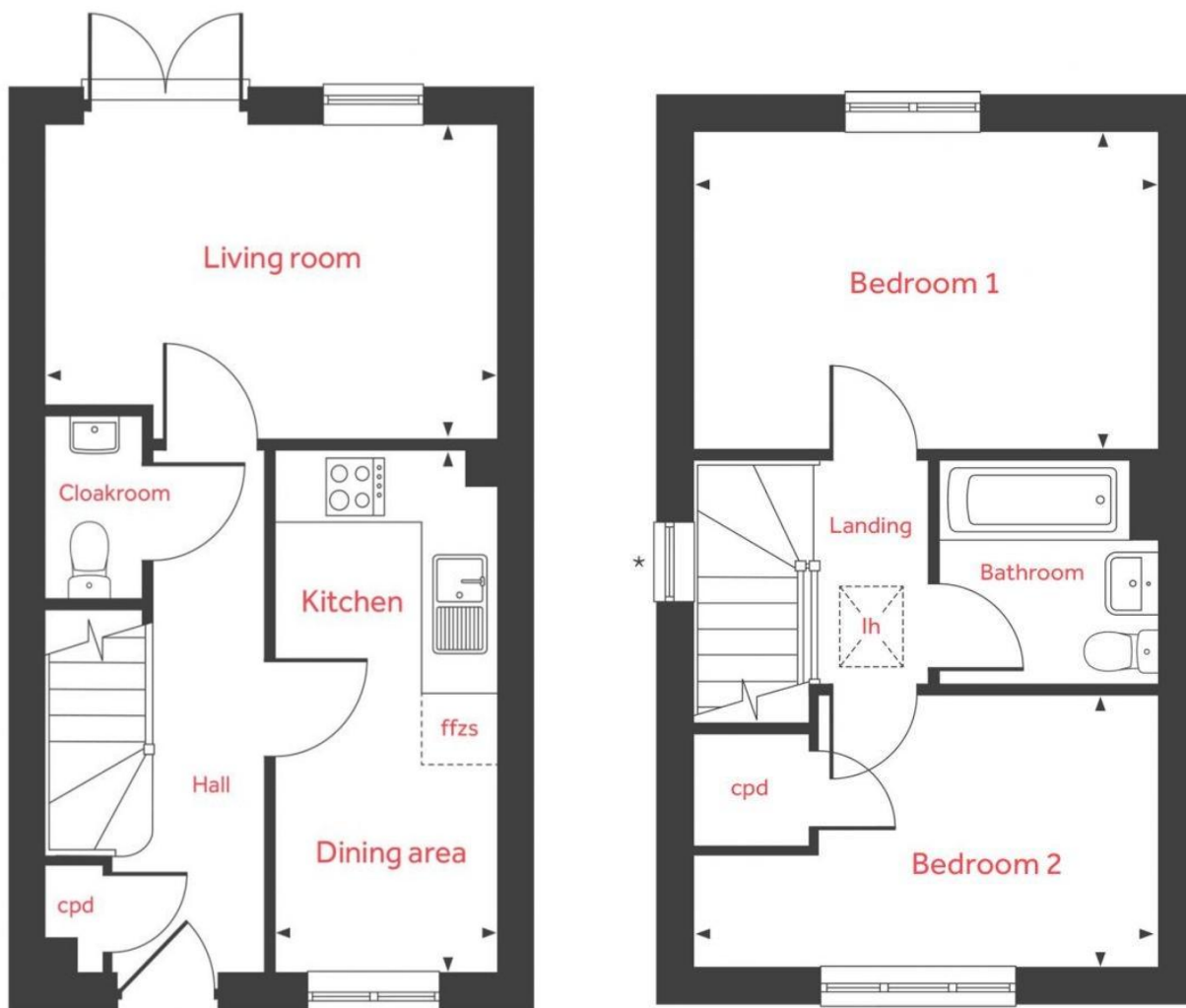
VIEWINGS

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

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

Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.





Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only.

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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