



**PRICE GUIDE: £300,000**

**CHUDLEIGH**

TQ13 0PJ

For more information call Sawdye & Harris

**01626 852 666**

A deceptively spacious property set in a quiet cul-de-sac within a popular residential area. The property offers Kitchen/Breakfast Room, large Lounge/Diner, generous rear garden, garage and parking. 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.

## 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

Steps and pathway to UPVC part glazed door to...

## ENTRANCE HALL

Stairs to first floor, laminate flooring, window to the front elevation, cupboard housing utility meters, radiator and small door to under stairs storage. Door to ...

**KITCHEN/BREAKFAST ROOM** which sits to the front of the house and is fitted with a country style kitchen with a range of floor and wall mounted kitchen cupboards, an area with seating for a breakfast bar, "Stove" double electric oven with gas hob over, integrated dishwasher, space and plumbing for a washing machine, space for tumble dryer and fridge freezer, single sink with mixer tap and dual aspect double glazed windows to the front elevation.

**LOUNGE/DINER** situated at the rear of the property with double glazed double doors overlooking the conservatory and from the dining area a double glazed door to the decking area. Fireplace inset with ornamental mantle, radiators and pendant light fittings. The lounge area opens into the **CONSERVATORY** with a further glazed door opening to the side elevation leading to the garden and garage.

## FIRST FLOOR

Carpeted stairs leading to **FIRST FLOOR** landing where there is a pull-down loft hatch access with loft ladder.



**BEDROOM ONE** benefits from double glazed window to the side and rear elevation, a lovely light room. Loft hatch access, radiator and carpeted. Door to EN SUITE is fitted with a three piece suite including a walk in shower, WC and pedestal wash hand basin, radiator and extractor fan.

**BEDROOM TWO** sits to the rear overlooking the garden, radiator, spotlights and double glazed window to the rear elevation.

**BEDROOM THREE** is a "L" shaped room with dual aspect double glazed windows to the front and side elevation, radiator, pendant light fitting.

**FAMILY BATHROOM** - fitted with a white suite comprising a wooden panelled bath with shower over, WC, pedestal wash hand basin. There are double doors to a large cupboard housing the Combi boiler and a single cupboard for storage. Dual aspect double windows to the front elevation.

#### **OUTSIDE**

The property is accessed from the front via a low maintenance garden with mature shrubs which offers a pleasant approach, path and step to front door.

To the rear there is an enclosed, beautifully kept garden laid to lawn with an array of shrubs and flowers. There are a number of mature shrubs and trees over looking the garden making it feel secluded. From the lawn to the left there is a decked area with outside electric plugs and from the right of the lawn down some steps there is a patio area leading to the conservatory and the door to the garage.

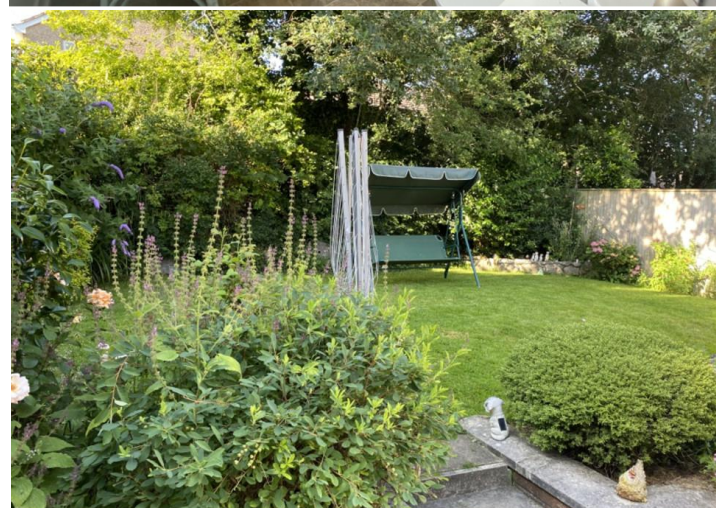
There is an attached **GARAGE** with roller shutterdoor, rear pedestrianised access, light and power and solid flooring. There is also private parking for 2/3 cars.

**SERVICES** All main services connected

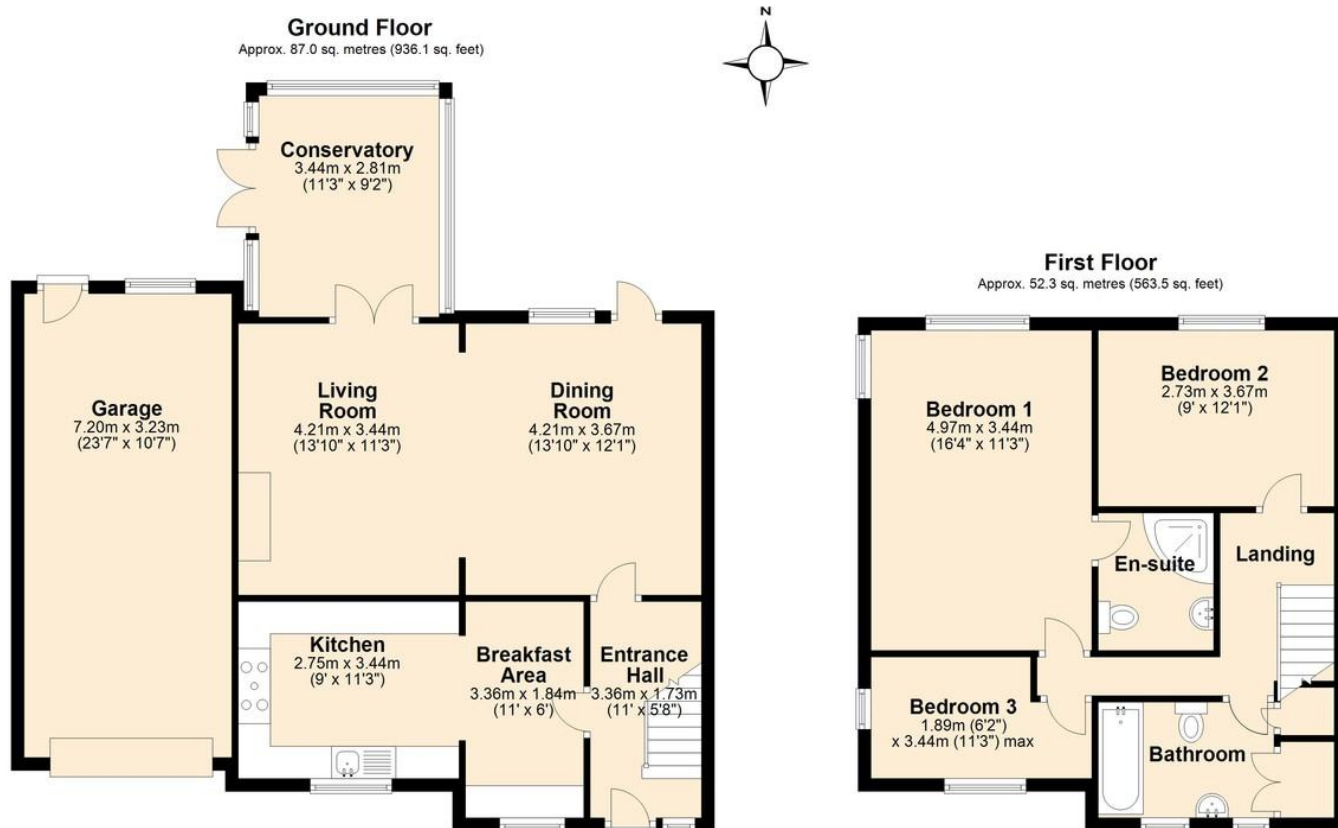
#### **VIEWINGS**

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







Total area: approx. 139.3 sq. metres (1499.6 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) <http://list.english-heritage.org.uk> [www.fensa.org.uk](http://www.fensa.org.uk) [www.landregistry.gov.uk](http://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](http://www.sawdyeandharris.co.uk)

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