



PRICE GUIDE: £275,000

CHUDLEIGH

TQ13 0PJ

For more information call Sawdye & Harris

01626 852 666

A spacious semi-detached house which has been extended and remodelled to now offer three bedrooms, two to the first floor and one to the ground floor or alternatively, a two bedroom house with annexe laid out to the ground floor. There is parking to the front and a private rear garden. Offered to the market with no onward chain. 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.

The property is set back at the head of the cul-de-sac at Palace Meadow. Access across a shared tarmac driveway which leads around to the front of the property and also serves the neighbouring dwellings.

A double glazed front door leads into the **ENTRANCE PORCH** with inner glazed door leading to ...

LOUNGE 15' 10" x 11' 10" (4.83m x 3.61m)

A double glazed window overlooks the front elevation. Two ceiling mounted spotlights, wood effect laminate flooring, radiator, open stairs rising to the first floor, under stairs storage cupboard. An archway leads to ...

DINING ROOM 11' 10" x 8' 10" (3.61m x 2.69m)

Wood effect laminate flooring, radiator to one side, cupboard housing the Worcester gas fired central heating boiler and opening into the...

KITCHEN 9' 4" x 8' 4" (2.84m x 2.54m)

A light space with high ceiling with Velux roof light, double glazed windows and double glazed door to outside. Fitted with a range of floor and wall mounted kitchen cupboards, one and quarter sink with grooved work surface, tiled splash back, space and plumbing for a washing machine, four ring induction hob with extractor over, Neff single oven and space for fridge/freezer, recessed spotlights.

A door from the Dining Room leads into the ...

ANNEXE/RECEPTION ROOM 13' 11" x 10' 4" (4.24m x 3.15m) with sliding patio doors leading to the rear gardens. Ceiling mounted spotlights, radiator, carpeted.



KITCHENETTE 8' 1" x 4' 4" (2.46m x 1.32m)

Fitted with a range of floor and wall mounted kitchen cupboards, double glazed window to the rear elevation, one and a quarter sink and drainer, four ring induction hob, double oven, space and plumbing for a washing machine, tiled splash back, ceramic tiled flooring.

REAR HALLWAY A sliding door leads to the rear hallway with sliding door to

WET ROOM

Fitted with a close coupled WC, wall hung basin with vanity cupboard under and shower area with lower level electric Mira shower and grab handles together with concealed radiator behind a bathroom casing.

BEDROOM 14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed window to the front elevation, ceiling mounted spotlights, radiator, carpeted.

FIRST FLOOR

Stairs lead to the first floor landing with loft hatch access.

BEDROOM 11' 10" x 8' 10" (3.61m x 2.69m)

Situated to the rear with double glazed window affording some lovely views across the development and to the countryside beyond. Fitted wardrobes with sliding doors, hanging rail and storage over, carpeted, radiator, ceiling mounted spotlight.

BEDROOM 11' 10" x 7' 6" (3.61m x 2.29m)

Double glazed window to the front elevation, carpeted, radiator, pendant light fitting.

BATHROOM

Fitted with a modern white suite comprising bath with separate electric shower over, WC, pedestal wash hand basin, modesty glazed window, radiator with radiator cover.

OUTSIDE

To the front of the property is a shared driveway with parking.

Immediately to the rear is a patio seating area with wrought iron hand rail and steps leading down to the lower garden which is mainly laid to lawn. There is a gate to one side leading to the pathway adjacent to the property.

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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