

TWO WIDDIHAYES | HARC COMBE | CHUDLEIGH

TWO WIDDIHAYES
HARCOMBE
CHUDLEIGH
TQ13 0DG

This charming two/three Bedroom semi-detached Cottage is being offered to the market for the first time in some 36 years having been a much loved family home. The views are stunning and the location is tucked away but not isolated in a gorgeous hamlet position.

**Two/Three Bedrooms | Bathroom | Kitchen
Lounge | Garden Room
Stunning Views | Sought after rural location
Large Gardens | Parking and Garage**



THE TEIGN VALLEY OFFICE
TEL: 01626 852666
TEIGNVALLEY@SAWDYEANDHARRIS.CO.UK
WWW.SAWDYEANDHARRIS.CO.UK





The timber Front Door leads into the Entrance Hall with stairs off to one side. Follow in to the Lounge, a lovely light room with double glazed windows to the front and rear elevations, There are outstanding views across the fields and the valley beyond,





The Kitchen sits to the rear with glorious views from the side across the garden and to the countryside beyond. The Kitchen is fitted with a range of floor and wall mounted solid wood units together with a rolled edge work surface, double oven and four ring gas hob with extractor over. There is also a Baxi wall mounted gas fired central heating boiler. This room opens into the Sunroom / Garden room being a triple aspect room again with glorious views across the garden to the side rear and French doors leading to outside.

Carpeted stairs rise to the first floor past the double glazed stairwell window and up to the landing. Bedroom One offers a dual aspect with double glazed windows to the front and rear elevations, again offering those fabulous views.



Bedroom Two offers another superb view to the rear elevation as well as built-in storage to one side. Bedroom Three has a double glazed window to the front elevation, and is currently used as a walk-in wardrobe and dressing room. Leading off is a Shower Room fitted with shower cubical, electric shower, WC and wall mounted wash hand basin.







Immediately adjacent to the house is a private patio area, open store and further storage shed. The gardens wrap around to the side of the property and are a real delight., having been the pride and joy of the current owners. They are planted with mature, shrubs and trees as well as an extensive area of lawn., and views down and across the valley.

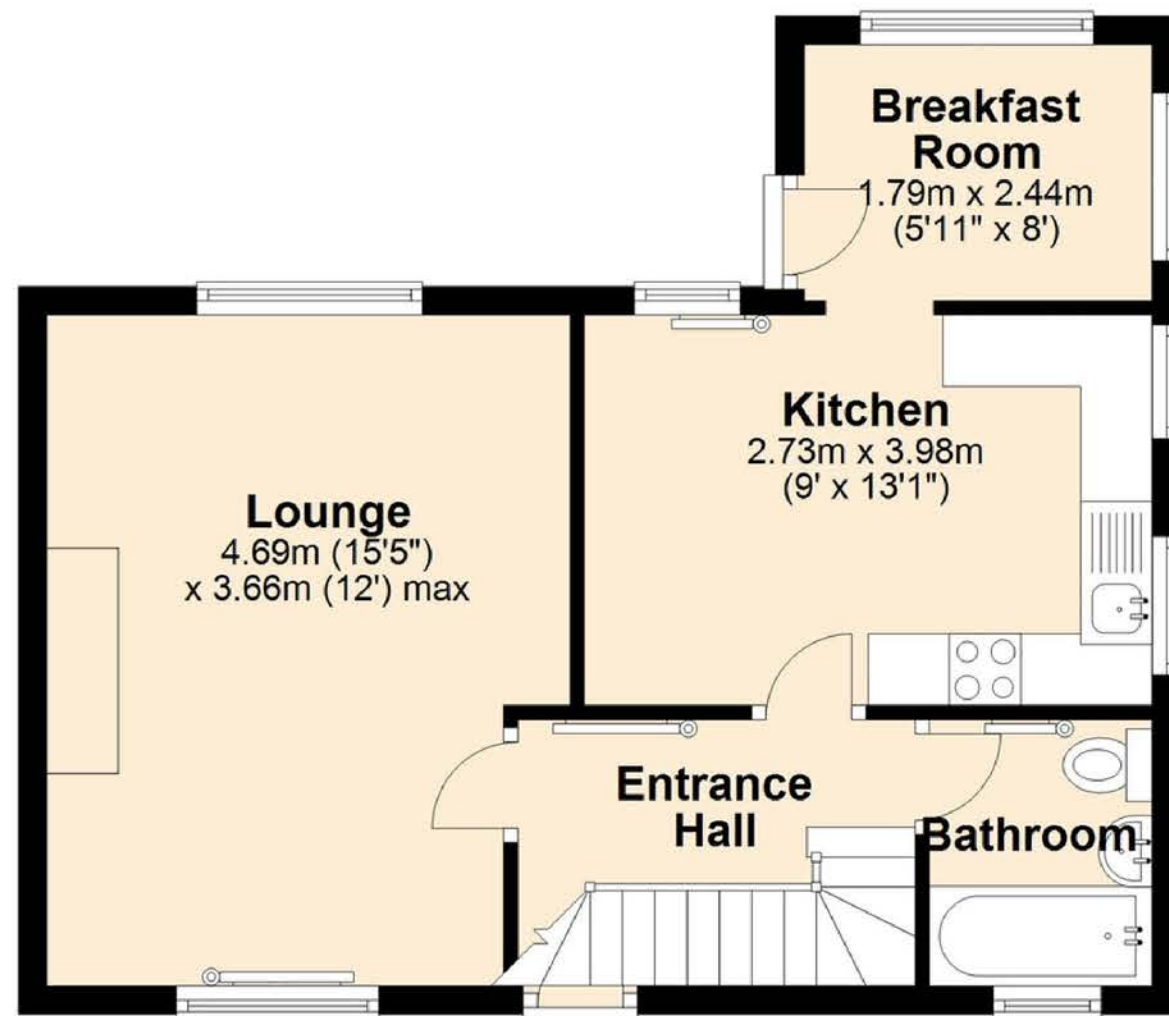
There is a further area of patio immediately adjacent to the house under the kitchen window as well as an access which leads around to the front of the property with its Garage and parking area.



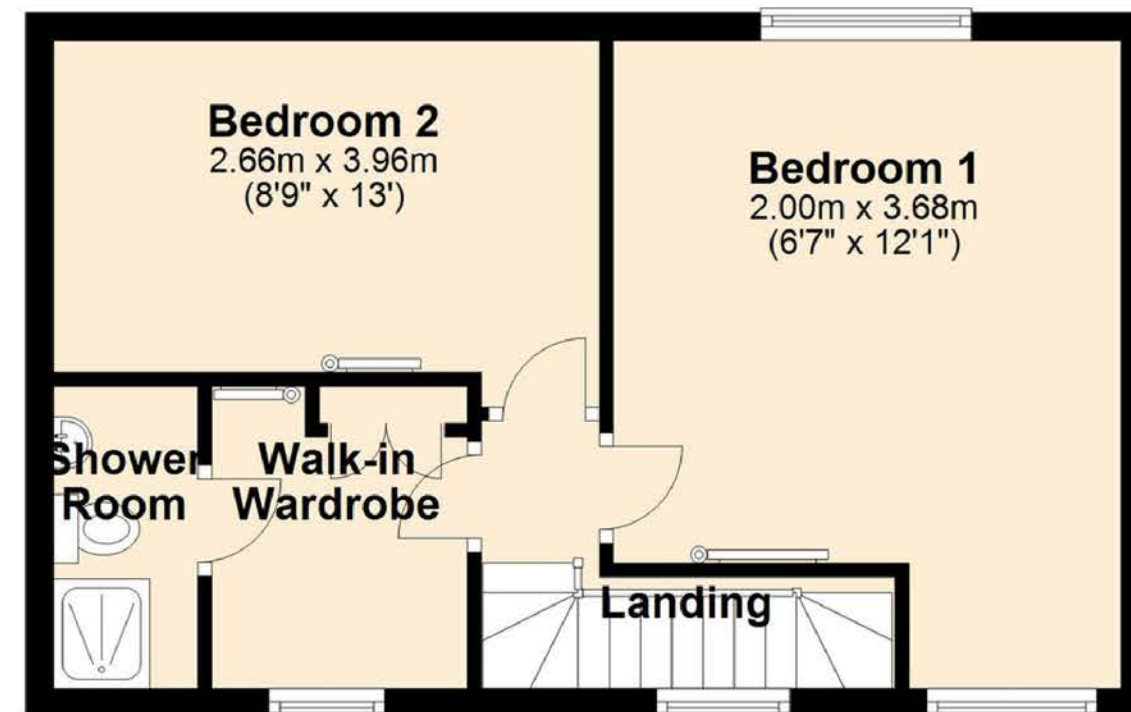


Floorplans

Ground Floor
Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.8 sq. feet)



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only



The Little Details...

- 2/3 Bedroom Character Cottage
 - Living Room
 - Kitchen
- Garage and Parking
- Stunning views
- Freehold
- Council tax band D
 - EPC E
- Private garden
- Idyllic setting
- Private shared drainage

 what3words ///flush.chosen.ridiculed

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.

About... Chudleigh

Chudleigh has a wealth of 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 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. Dartmoor is also very close by with its fabulous walking and Tors.







To view this property strictly by appointment only please scan the QR code above or contact us by

E -teignvalley@sawdyeandharris.co.uk T - 01626 852666

