



61 Chestnut Crescent, Chudleigh



61 Chestnut Crescent  
Chudleigh  
TQ13 0PT

A four bed town house located in a popular residential area, ground floor bedroom / study and shower room, enclosed rear garden, garage and driveway parking. Located a short walk from parks, shops and other local amenities. Being sold with no onwards chain.

Kitchen/Dining Room Room | Lounge | Ground Floor Shower Room  
Four Bedrooms (1 en-suite) | Family Bathroom  
Garden | Garage | Driveway Parking



**THE TEIGN VALLEY OFFICE**

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The front door leads into the entrance hallway with stairs to the first floor and doors to BEDROOM 4 / STUDY which is located to the rear and has access to the garden. There is a SHOWER ROOM at the front and there is a courtesy door leading to the garage.

Stairs rise to the first floor landing with cloakroom and stairs up to the second floor. Located at the front is the KITCHEN / DINER with far reaching views over the local fields. The kitchen has wall and floor mounted units, built-in dishwasher, oven, hob and extractor hood over. Space for tall fridge/freezer. Door to UTILITY ROOM with further storage units, sink and space for washing machine and tumble dryer. The dining area has a Juliette balcony to the front enjoying far reaching rural views.











The LOUNGE sits to the rear and is of good size, with views over the garden and the local park area behind.

Stairs rise up to the second floor landing where the remainder of the bedrooms and family bathroom can be found.







BEDROOM ONE is at the rear and also over looks the garden and local park area. There are built-in wardrobes and hidden door leads to the EN-SUITE shower room.

Bedrooms TWO and THREE are located at the front, both have far reaching views over the local fields, and bedroom two has built-in wardrobes.

The family bathroom has a panelled bath, low level WC and wash hand basin. There is a useful airing cupboard with hot water tank.











At the front there is a driveway with pathway leading to the front door and gated side access. A carport leads to the garage, which internally has access into the house and out to the rear garden.

The rear garden is fully enclosed and has been arranged over three tiers and has been designed for easy maintenance with paved and gravelled areas. The top level has been designed for growing plants, shrubs or vegetables.



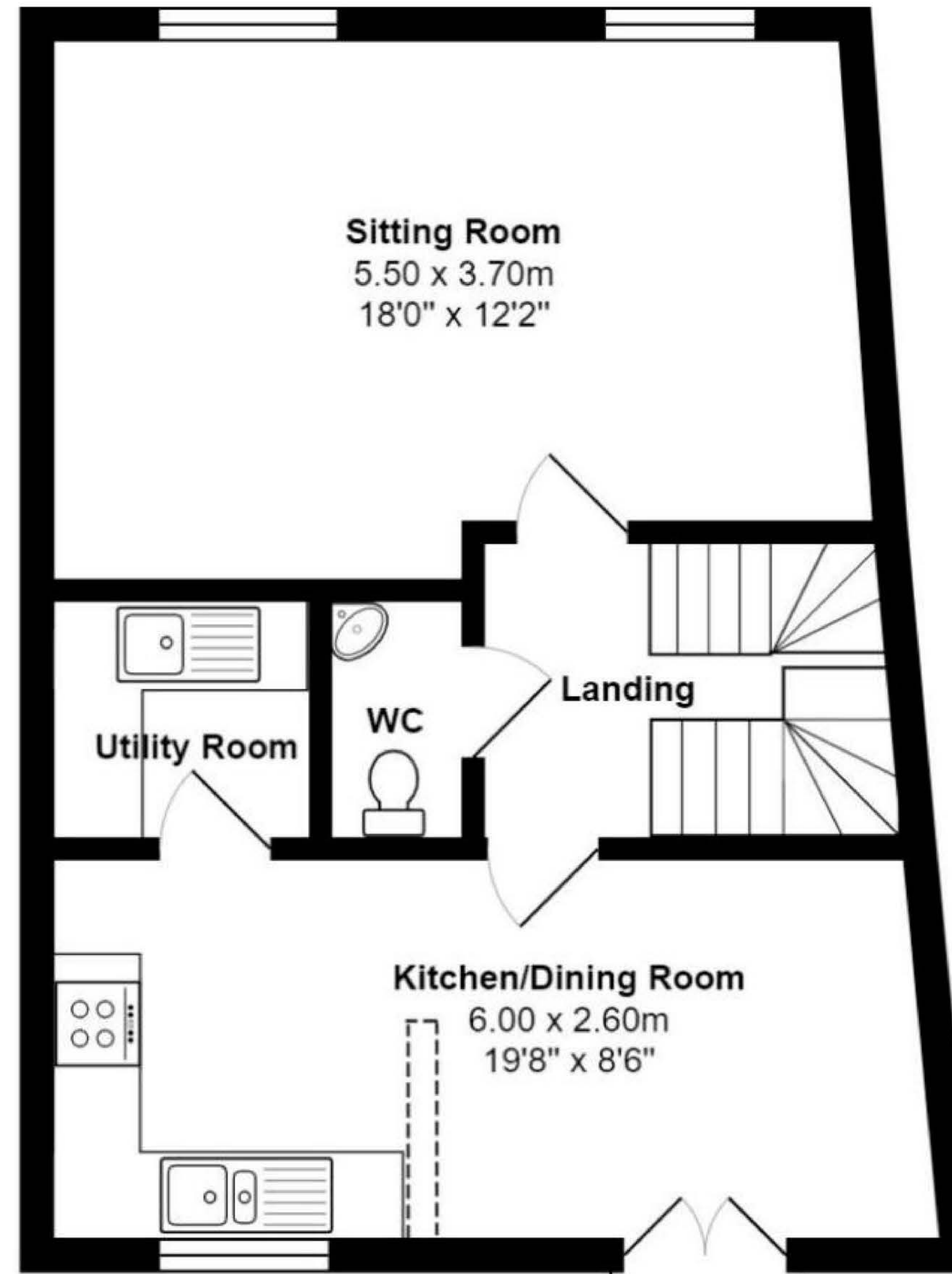




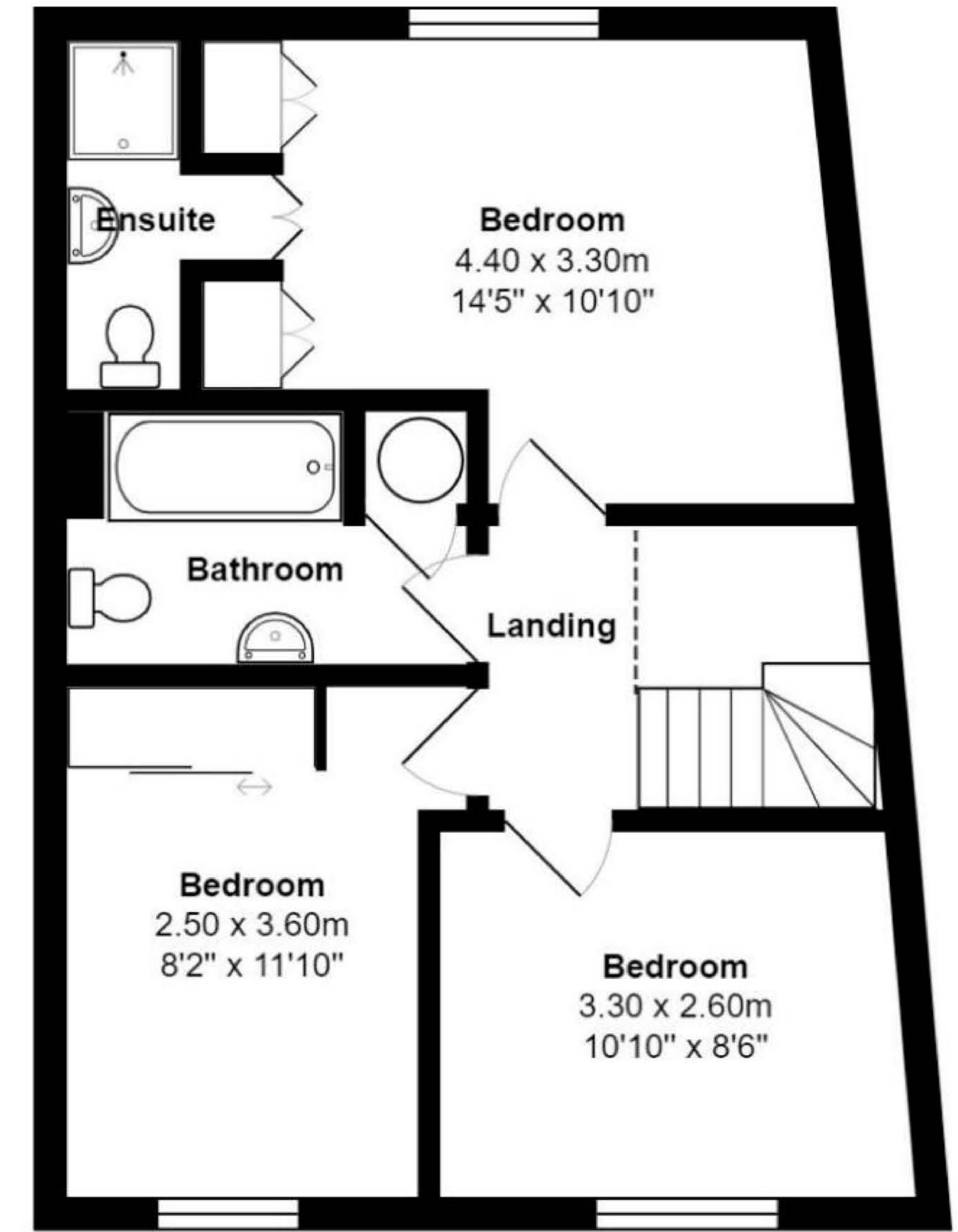
# Floorplan



Ground Floor



First Floor



Second Floor

61 Chestnut Crescent, Chudleigh  
Total Area: 115.7 m<sup>2</sup> ... 1246 ft<sup>2</sup> (excluding garage)



All measurements are approximate and for display purposes only

NB. Floor plans are for identification purposes only and are not to scale.



# The Finer Details

Services - All mains services are connected.

TENURE - Freehold

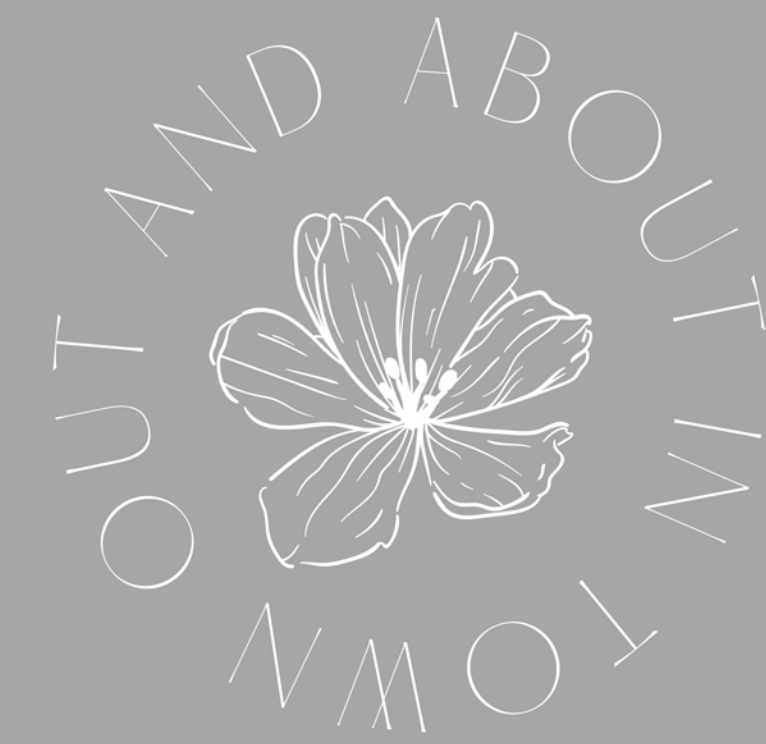
EPC - C

Council Tax - C





# 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, 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.





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or call the Sawdye & Harris team on 01626 852666

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