



11 CHURCH VIEW  
CHUDLEIGH



Located in a sought after cul-de-sac position, close to the town centre is this delightful detached family home offering well laid out accommodation, together with four bedrooms, integrated garage, driveway parking and a lovely, landscaped and well maintained rear garden.

## 11 CHURCH VIEW CHUDLEIGH, DEVON

A38 1.3 miles, Newton Abbot 7.6 miles, Exeter 11.5 miles  
(all distances and times are approximate)

Lounge | Kitchen | Dining Room | Conservatory  
Four Bedrooms - One with Ensuite | Family Bathroom  
Parking and Garage | Private Gardens and patio



THE TEIGN VALLEY OFFICE

TEL: 01626 852666

CHUDLEIGH@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK

# *Step inside...*



As you come into the house there is an open plan DINING ROOM which is lovely and light with a large double glazed window to the front aspect which lets in the afternoon sun. Carpeted stairs leading up to the first floor with the underneath having been opened up to provide open seating and storage space. From here, a door off leads to the CLOAKROOM/WC.





The KITCHEN is located at the rear of the property and has been beautifully updated by the current owners. There is an extensive range of wall and floor units, inset stainless steel sink overlooking the garden, integrated double electric oven/grill, and four ring gas hob with an extractor hood over. There is space for a fridge/freezer, washing machine and dishwasher. A door gives access to the side of the property.





The LOUNGE is a good sized with feature gas fireplace with marble hearth and wooden surround. Sliding patio doors lead to the CONSERVATORY which overlooks the garden and has tiled flooring, a pitched roof and provides access to the rear garden and is further excellent space for entertaining.







# *And so to bed...*



On the first floor there are four bedrooms. BEDROOM ONE is a good sized double and is located at the front, there is a useful storage cupboard and plenty of space for bedroom furniture. An EN SUITE shower room sits off.



BEDROOM TWO is also a double and is located at the front, with views towards Haytor. BEDROOMS THREE and FOUR are located at the rear of the property.



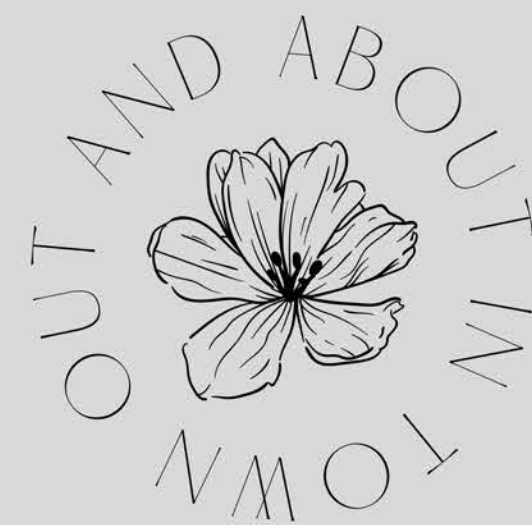
The BATHROOM is well planned and fitted with a modern suite, wash hand basin with vanity unit below and a bath with shower over. There is also a useful airing cupboard.

# *Step outside...*



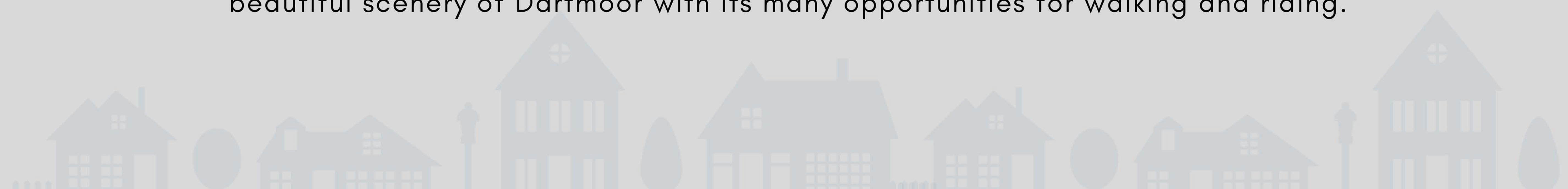
The rear garden is a real asset to the house and has been lovingly cared for over the past 30 years. There is a patio area which is perfect for your morning cuppa! Decorative sleeper steps lead up to the lawn. The garden is well stocked with mature shrubs, trees and flowers including Agapanthus, Fuchsia, and Acers. There is also a rockery. A wooden pergola is perfectly situated for enjoying the afternoon / evening sun and there is also side access and a garden shed. The garden is a beautiful place to potter around and get lost in your thoughts.





## **OUT & ABOUT IN 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. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth. Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.

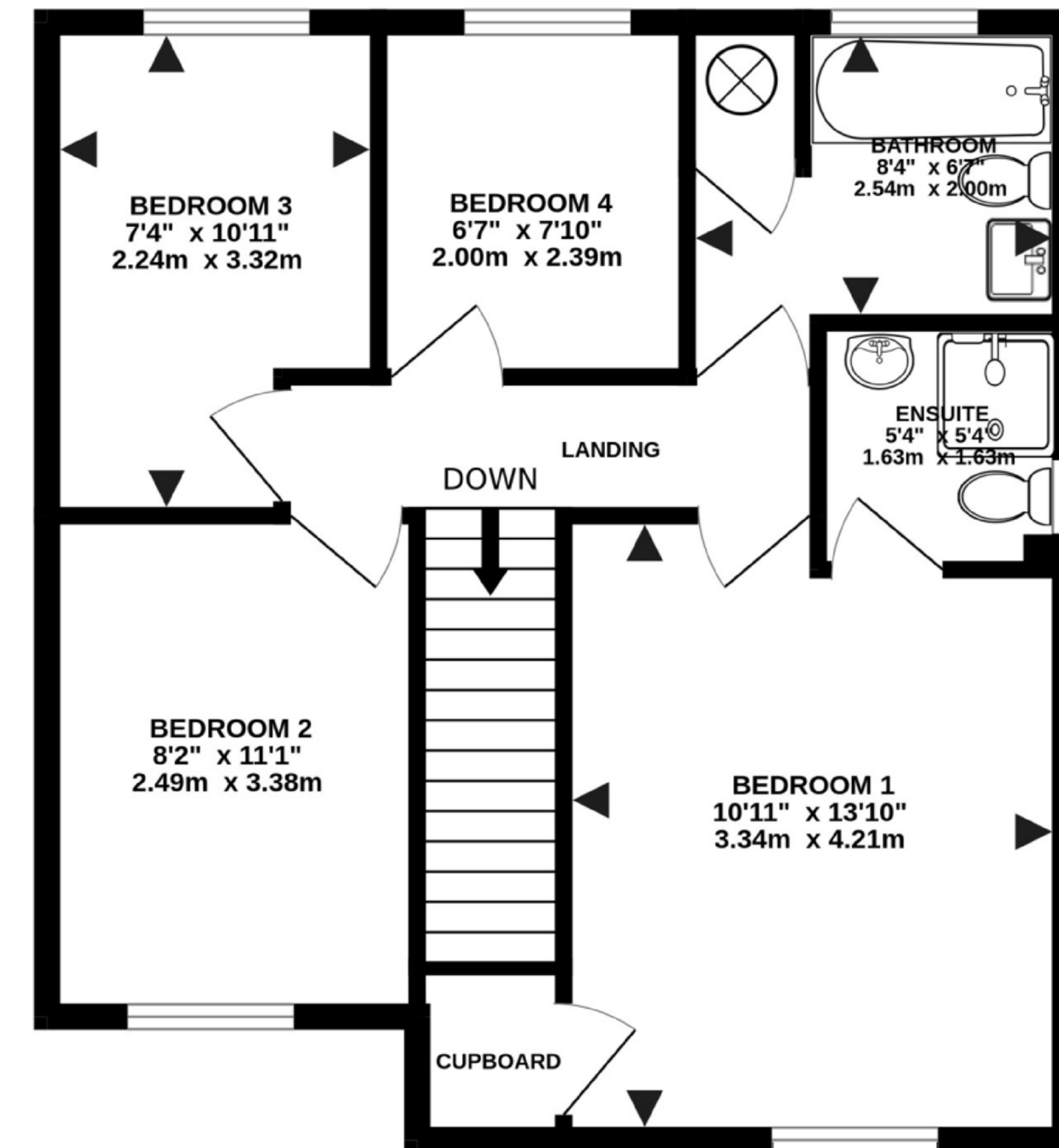
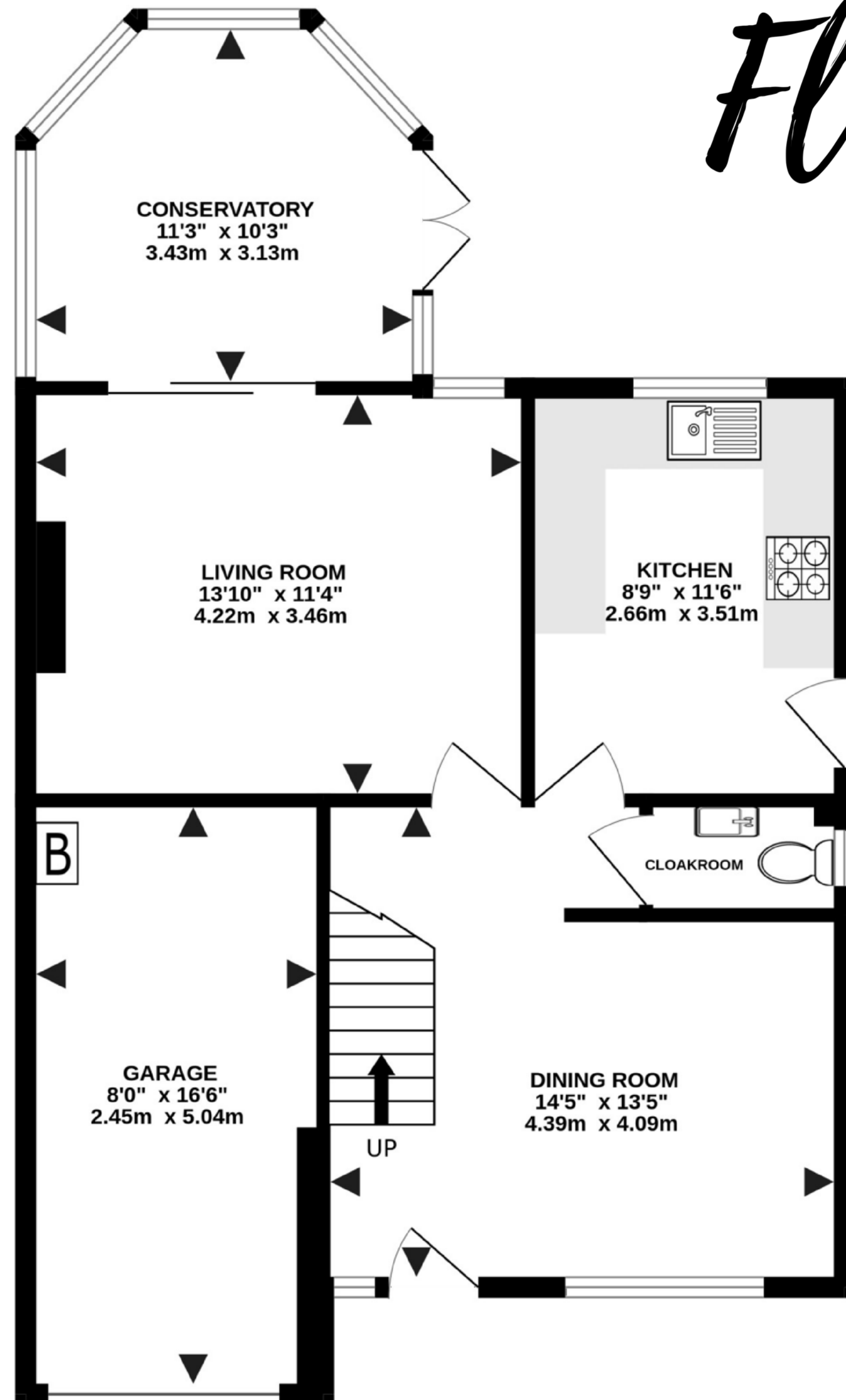




GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.

# Floorplans



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## S E R V I C E S

M a i n s e l e c t r i c i t y , g a s , w a t e r a n d d r a i n a g e .

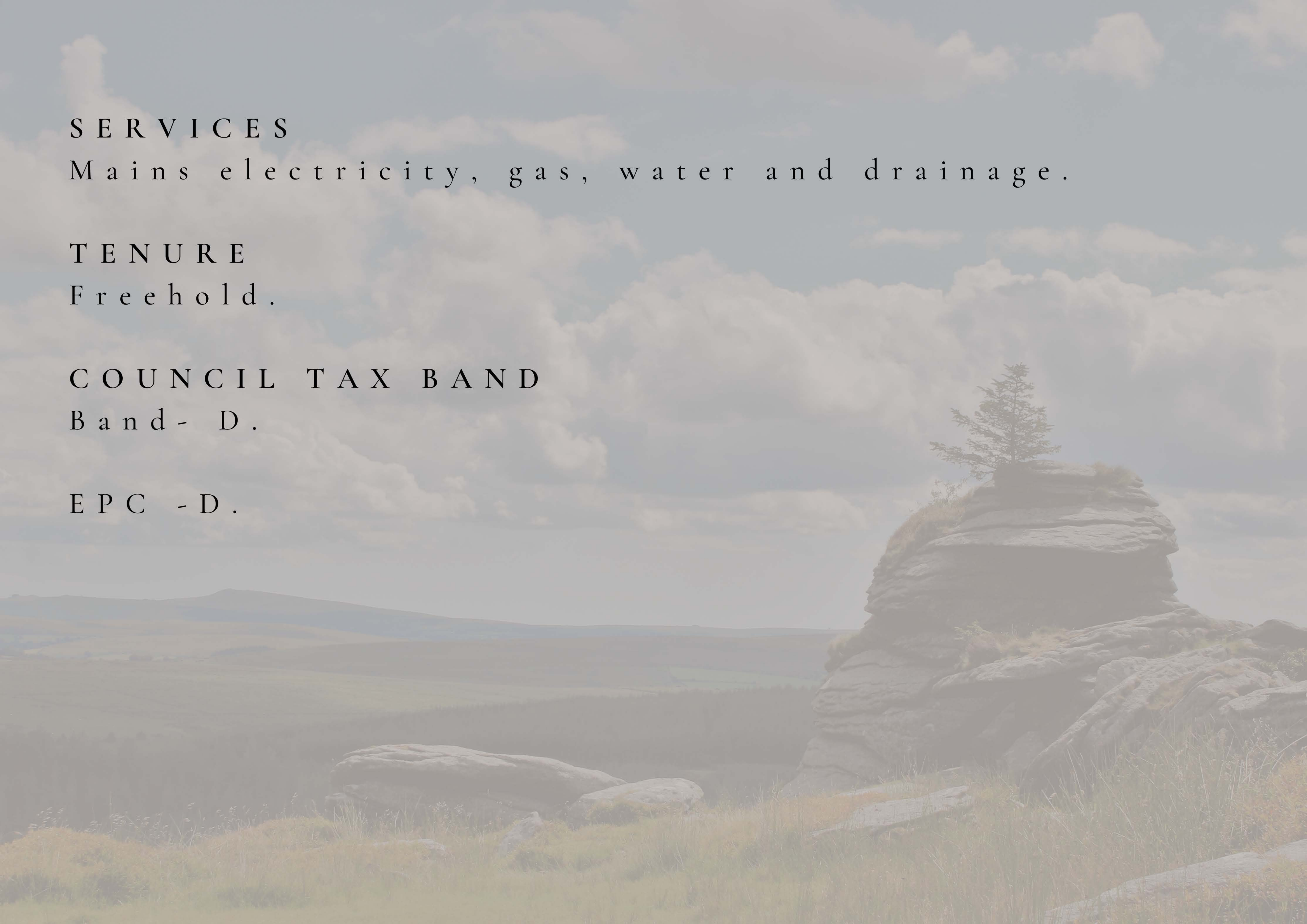
## T E N U R E

F r e e h o l d .

## C O U N C I L T A X B A N D

B a n d - D .

E P C - D .



PLEASE NOTE:

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.

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

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 of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide 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.



11 Church View  
CHUDLEIGH  
DEVON

To view this beautiful home simply call us on 01626 852666



SAWDYE  
CELEBRATING



HARRIS  
175 YEARS

