



**C**oburg **C**rescent

## 9 Coburg Crescent, Chudleigh. TQ13 0PB

A superb, detached five bedroom Town House, with accommodation arranged over three floors with some lovely views to the rear, as well as a garage and off-road parking. Offered to the market with no onward chain this is a great family home which is ready to view.

Kitchen / Dining Room | Sitting Room |  
Five Bedrooms | Family Bathroom | Utility Room | WC  
Garden | Garage



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Approach the property via a pathway leading to a covered storm porch which leads to the front door. The hallway allows access to the spacious living room, bedroom two and a modern family bathroom and stairs to the lower and upper floors.

The large kitchen / diner is fitted with a range of cream units, wood effect worktops with a bowl and half sink drainer and mixer tap. A built in double oven, integrated five ring gas hob and a built in fridge freezer.







The kitchen / diner has modern tiled floor and plenty of space for entertaining. There are French doors which lead to a decked area outside where you can enjoy the stunning views.

Also located on the lower ground floor is bedroom five which is a good size with double doors to the garden, a separate utility room with a sink and space for washing machine. There is also a cloakroom fitted with a W/C and wash basin.



This spacious, light and airy sitting room located on the ground floor which benefits from French doors which open onto a balcony where you can enjoy the elevated views over the garden and the Teign Valley.



On the top floor Bedroom one is a generous sized room with a built in double wardrobe and a Juliet balcony. There is also a en - suite shower room with a WC and wash basin. There are two further bedrooms on this floor.







Bedroom five is located on the lower ground floor and benefits from double doors to the garden.

Bedroom Two is located on the ground floor and also enjoys spectacular views.

The modern family bathroom is fitted with a panelled bath and shower over, W/C and wash basin.





The garden enjoys spectacular views of the surrounding area and towards the Teign Valley. This garden is well positioned so you will enjoy sunshine throughout the day and into the evening.



Steps down lead to a laid lawn. This property also benefits from a Garage and private driveway.

# Floorplans



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

# Key Facts for Buyers

## **TENURE** - Freehold

Subject to a management charge for the common estate areas of £32 per month. Please contact the agents for more details.

## **SERVICES**

The property has all mains services connected and Gas fired central heating.,

## **COUNCIL TAX BAND** - E

## **EPC** - C

## **BROADBAND**

Superfast Broadband is available but for more information please click on the following link -[Open Reach Broadband](#)

## **MOBILE COVERAGE**

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## **MORE INFORMATION FOR BUYERS**

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666.

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



DETAILS PRODUCED MARCH 2024  
PHOTOGRAPHS TAKEN 2023



## 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. 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.



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.

PLEASE NOTE: 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.





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