

SAWDYE & HARRIS  
CELEBRATING 175 YEARS

1 CLIFFORD CLOSE  
CHUDLEIGH

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CHUDLEIGH  
DEVON  
TQ13 0ND

Newton Abbot 12 miles, Exeter 14.2 miles  
(all distances are approximate)

Kitchen | Lounge/Diner | Conservatory  
Two Double Bedrooms | Shower Room  
Single Garage & Driveway | Level Garden | Traffic free position



THE TEIGN VALLEY OFFICE

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# Step inside...

A very well presented detached bungalow, having recently been redecorated both inside and external as well as new flooring throughout, and set in a private cul-de-sac position, located a stones throw from the town centre. The property also has the added benefit of a single garage, driveway parking and solar panels.

The front door leads you into an entrance hall with doors leading to each room. There is a useful storage cupboard and access to the loft.

The KITCHEN sits at the front and has been fitted with modern wall and floor units, and has built in appliances consisting of washing machine, slim line dishwasher, oven and microwave. Opening to lounge. Wall mounted gas boiler.



The LOUNGE is located at the rear and is a bright and airy room. There is a wood burner set on a raised brick hearth and patio door leading to the CONSERVATORY which is a great addition overlooking the garden.





*And so to bed...*



There are TWO DOUBLE BEDROOMS, one with an outlook to the front and the other sitting to the rear. The bedroom to the rear has freestanding wardrobes.



The SHOWER ROOM is fitted with a large shower cubical, wash hand basin with vanity cupboard and closed coupled WC. There is also a modesty glazed window and partly tiled walls.



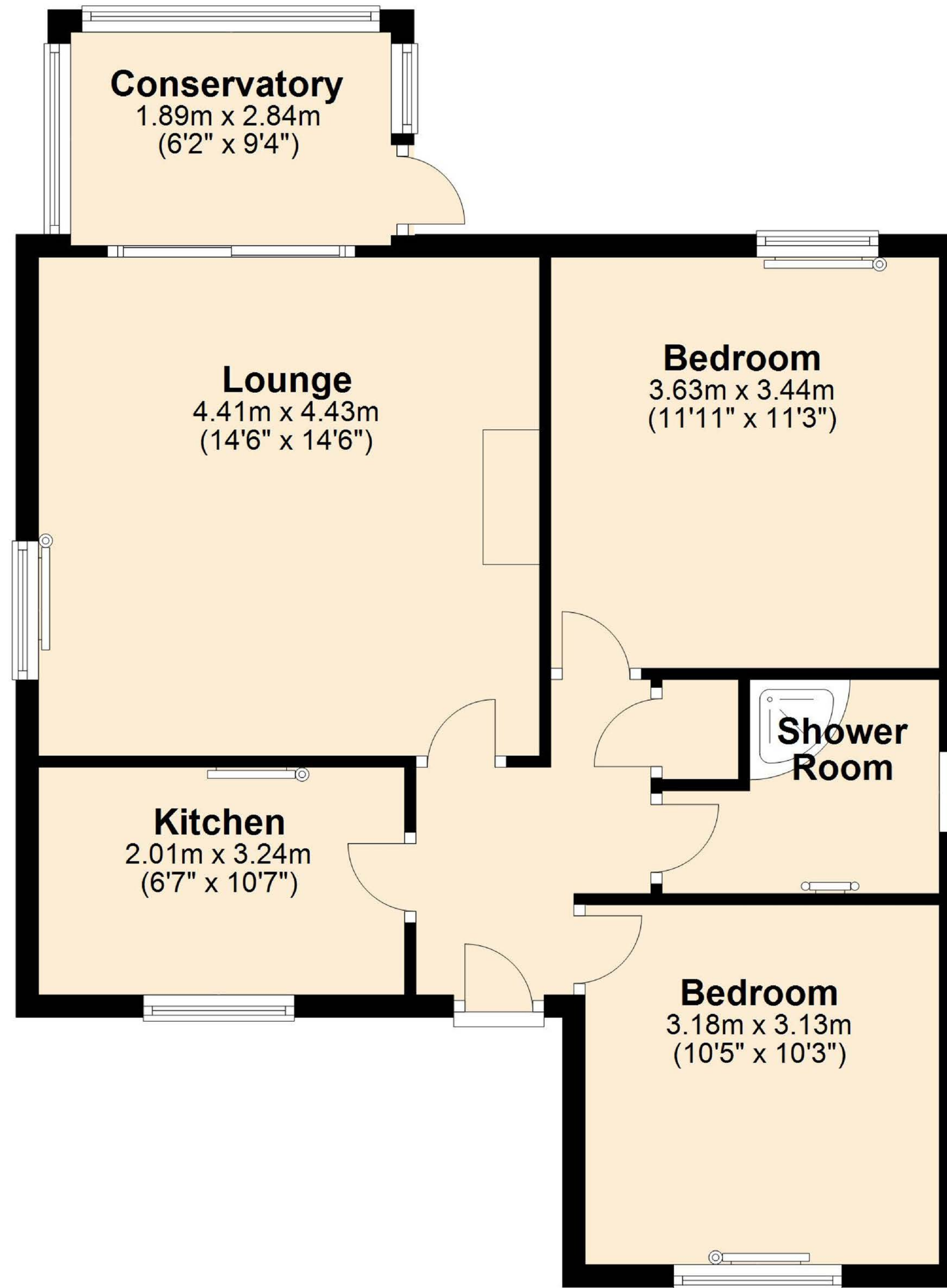
*Step outside...*



To the rear is a level, enclosed garden. There are lawned and paved areas, raised flowerbeds and a useful storage shed. Access into the garage and gates each side leading to the front. To the side of the bungalow is a detached single garage and driveway parking. There is a lawned area to the front.



*Floorplan*



**Total area: approx. 65.0 sq. metres (700.1 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. Any areas, measurements or distances are approximate

# Key Facts for Buyers

**TENURE** - Freehold

## **SERVICES**

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

There are also privately owned solar panels.

**COUNCIL TAX BAND** - D

**EPC** - B

## **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](#)

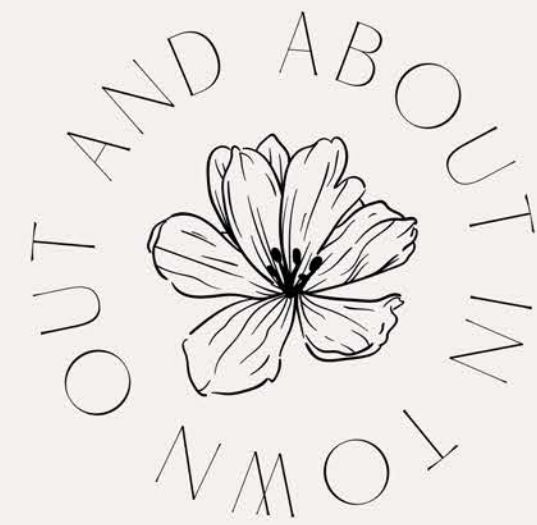
You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## **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





## 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.



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 mortgage provider. 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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To view this property simply call our Chudleigh Office on 01626 852666

