



LOWER LEAT COTTAGE

CHUDLEIGH • DEVON



Welcome



A timber front door leads into an impressive ENTRANCE HALL, with carpeted stairs rising to the first floor and useful under stairs storage cupboard. A CLOAKROOM sits off and is fitted with a WC and pedestal wash hand basin.





Head through into the impressive LOUNGE, being dual aspect with double glazed wood framed window to the front and side elevations. French doors lead to the rear patio and garden. There is a timber surround with a wood burning stove set onto a slate hearth.

Predominantly throughout the ground floor accommodation there is oak flooring, exposed timber beam and wall mounted and ceiling uplighters.







Designed to take advantage of the superb outlook, the KITCHEN/BREAKFAST ROOM sits to the rear of the house and is well fitted with a range of floor and wall mounted kitchen cupboards, integrated dishwasher, gas fired range, butlers sink with swan neck mixer tap and granite work surface with grooved drainer to one side. Complimentary metro style splash back and concealed lighting with extractor complete the space.



A door to one side leads to the UTILITY ROOM, again well finished and fitted with a range of floor and wall mounted kitchen cupboards, space and plumbing for a washing machine and under counter tumble dryer and upright fridge and under counter freezer. There is a wall mounted Ideal gas fired central heating boiler and internal door leading to the garage.

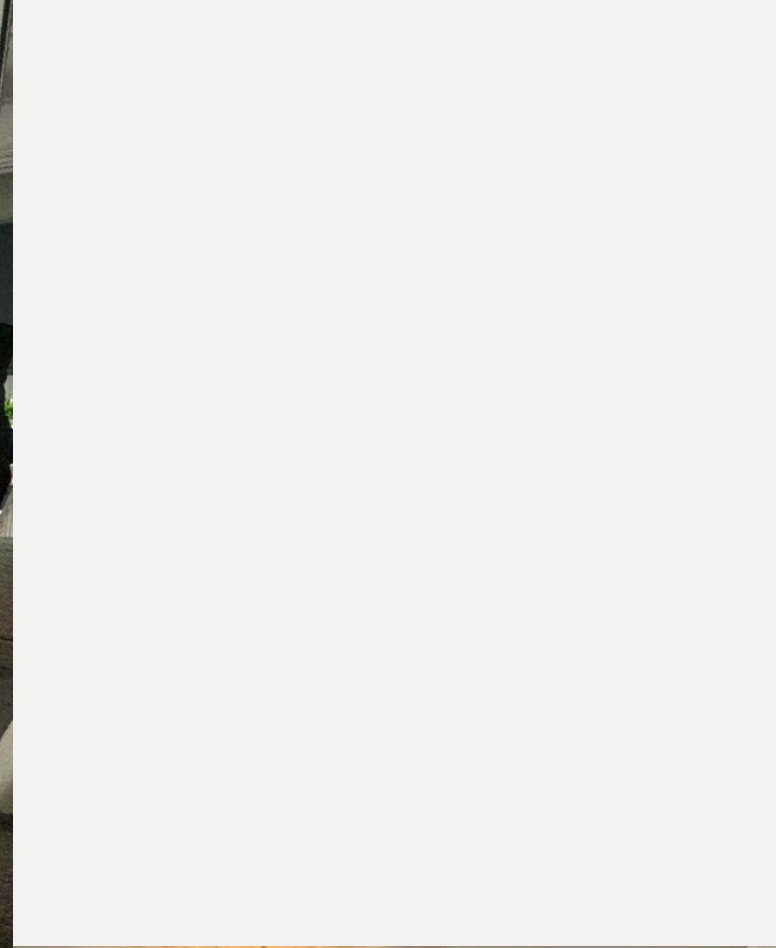




Rising to the first floor a double glazed window on the half landing allows the light to flood in. The MAIN BEDROOMS has a double glazed wood framed window to the front elevation and is a good size and with door leading to the EN SUITE BATHROOM.

The En Suite is fitted with pedestal wash hand basin, WC and double shower with waterfall shower over





There are THREE FURTHER BEDROOMS laid out on the first floor, one with EN SUITE shower room and all with outlooks to the front or rear.





A well-equipped family bathroom ensures that every member of the household can enjoy the ultimate comfort and convenience.



Outside

The rear garden is mainly laid to lawn with a patio area adjacent to the house offering a private place to sit out, steps up lead to a terraced seating area again ideal for the evening sun.

To the front is parking for several cars to the front of the GARAGE.

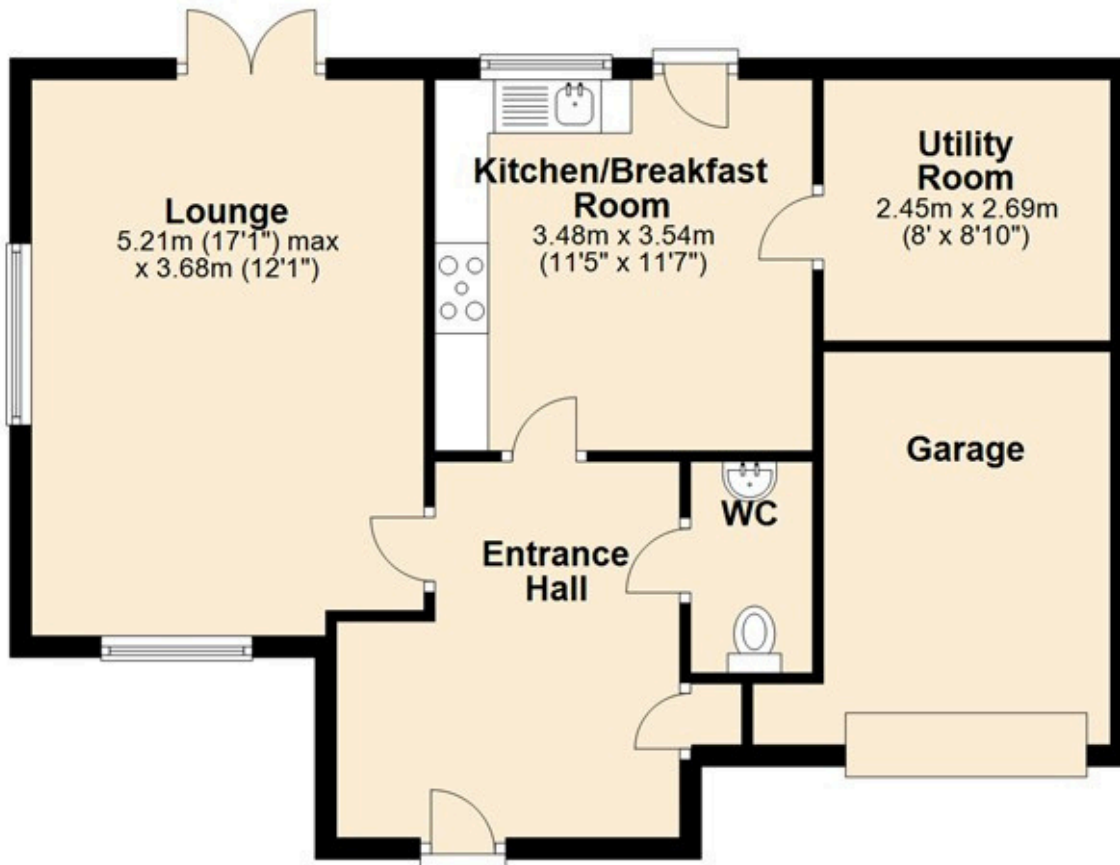




Floorplans

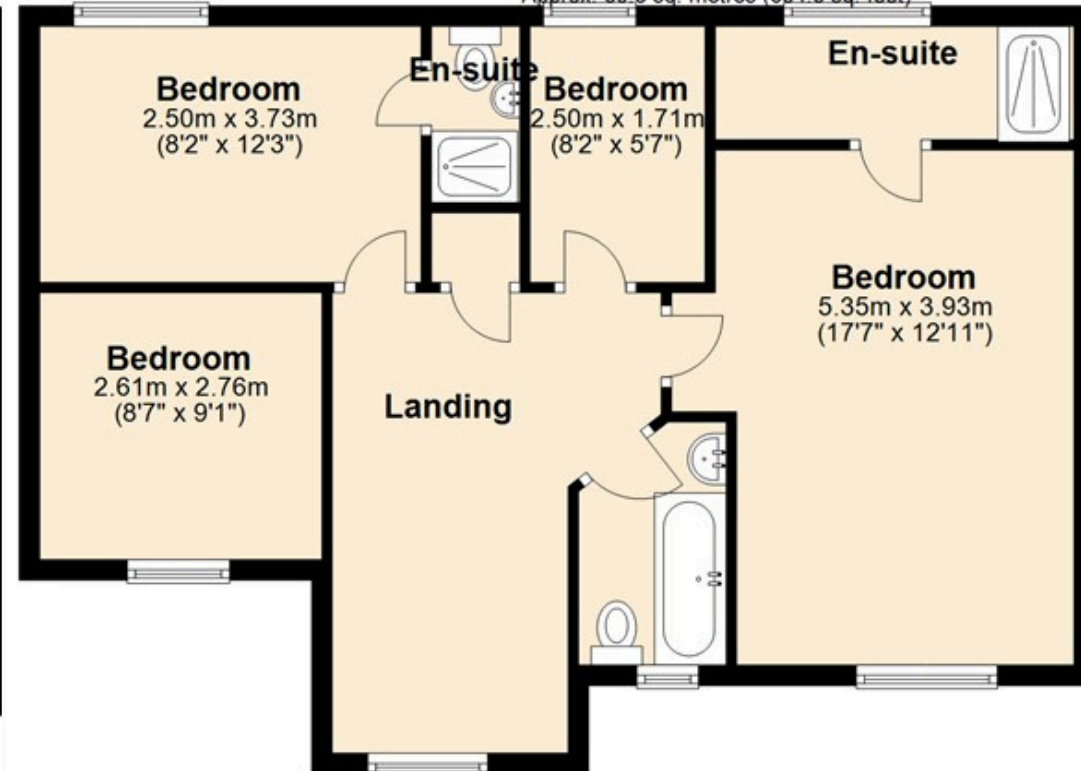
Ground Floor

Approx. 62.8 sq. metres (675.7 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.6 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

Key Facts for Buyers

SERVICES

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

EPC Rating - C

Council Tax Band - E.

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..

Property Report - Key Facts for Buyers

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 PREPARED MAY 2024

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.





Lower Leat
Cottage

SAWDYE & HARRIS
CELEBRATING 175 YEARS

LOWER LEAT COTTAGE
CHUDLEIGH
TQ13 0LH



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

