



27 MISTLETOE VIEW, CHUDLEIGH

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CHUDLEIGH • DEVON • TQ13 0GL

Lounge | Kitchen/Diner | Ground Floor Cloakroom
Three Bedrooms (1 En-Suite | Family Bathroom
Landscaped Garden | Two Private Parking Spaces
Close To The Town Centre | No Onwards Chain



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Step Inside...

This house is beautifully presented throughout and is all ready to move in to.

Step into the HALLWAY and there is a downstairs WC, handy storage cupboard and the KITCHEN to your left. To the right is the generous sized LOUNGE.



The KITCHEN is fitted with a range of modern grey wall and floor mounted units with a tall storage cupboard and concealed Logic combination boiler. There are marble affect worktops and upstands, and an inset 1 1/2 bowl stainless steel sink with drainer. Built-in electric oven, 4 ring gas hob with glass splashback and stainless steel extractor hood over. Space and plumbing for washing machine / dishwasher and tall fridge freezer.







The LOUNGE is a spacious dual aspect room with window to front and double glazed patio doors to the side leading out onto the garden. The light fills this room making it a great space to unwind.

Head Upstairs...

There is a spacious landing with access to the loft. Doors lead to the bedrooms and family bathroom. BEDROOM ONE is a good sized room with far reaching views of the local fields. There are mirrored fronted fitted wardrobes. Door to the En-Suite shower room.



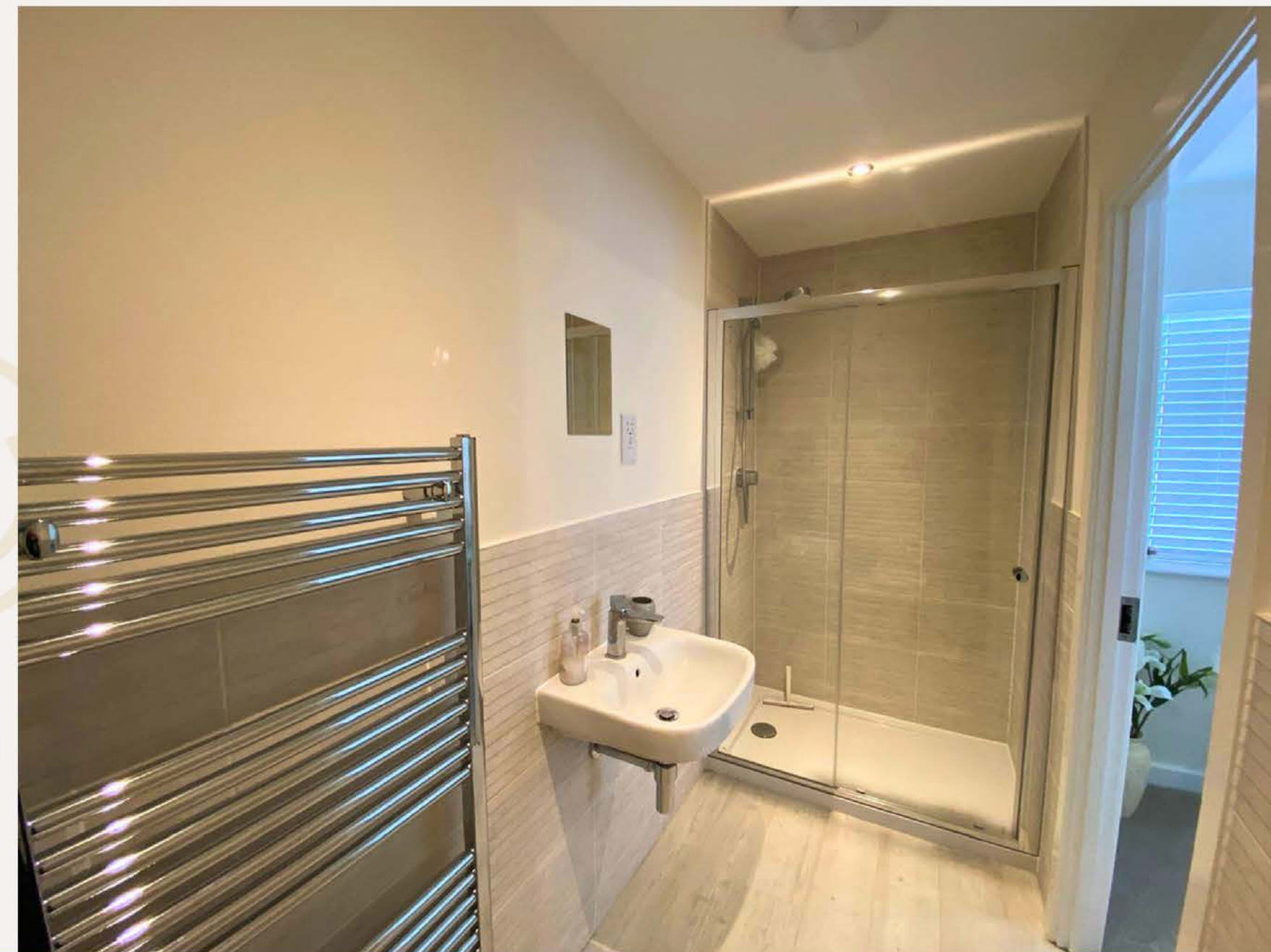
BEDROOM TWO has mirrored fronted fitted wardrobes. BEDROOM THREE could be used as a guest room or an office space.





The modern FAMILY BATHROOM comprises of a white panelled bath, W/C and wall mounted wash hand basin. Privacy glazed window partly tiled walls and a chrome heated towel rail.

The modern EN-SUITE comprises of a large enclosed shower, W/C and wall mounted wash hand basin. Partly tiled walls and a chrome heated towel rail.



Step Outside...

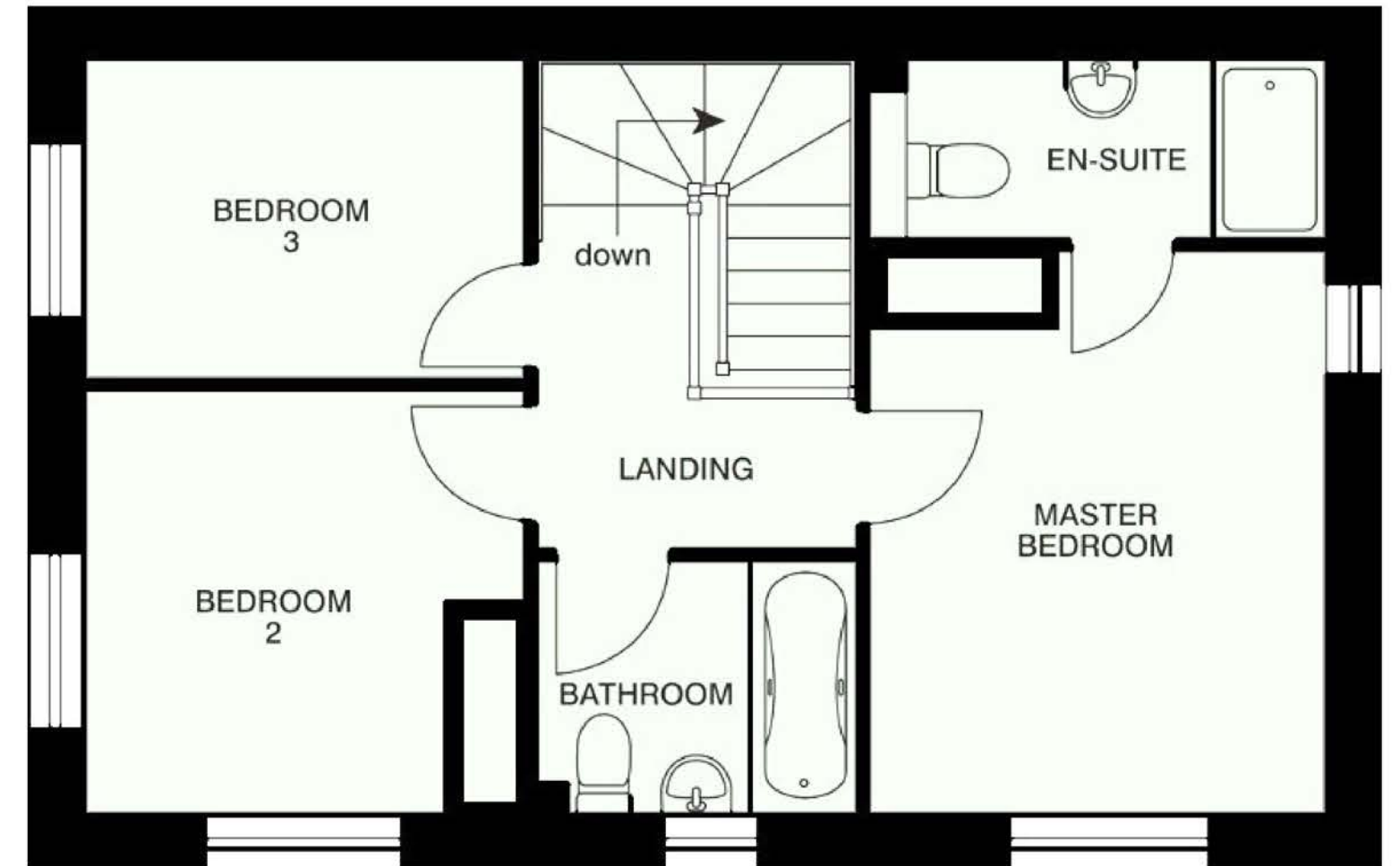
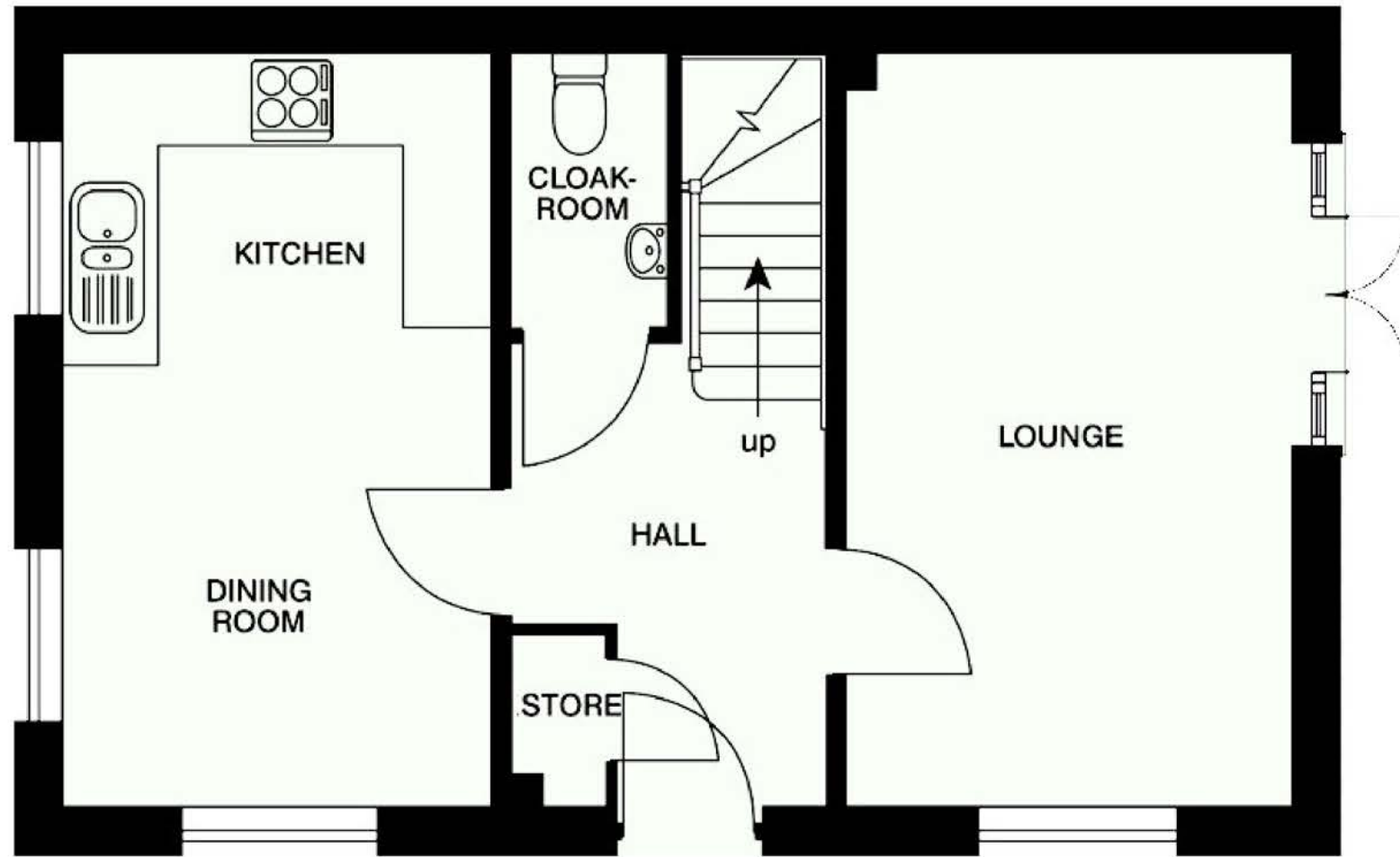
This private garden is a little suntrap and is fully enclosed. There is a patio area by the lounge and a pathway that leads to the rear access. The owner has had the garden landscaped and has had artificial grass laid for ease of maintenance.

There are two private parking spaces to the side of the house.





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

The Little Details...

- Three Bedrooms
 - Lounge
 - Kitchen/Diner
- Two Private Parking Spaces
 - Freehold
 - Council Tax Band C
 - EPC B
- Private Landscaped garden
- Close To The Town Centre
 - No Onwards Chain



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.

Key Facts for Buyers

TENURE - Freehold

SERVICES

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

COUNCIL TAX BAND - C

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

D E T A I L S P R E P A R E D M A Y 2 0 2 4

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.





SCAN ME to book a viewing
or call the Sawdye & Harris team on 01626 852666

