



54 Clifford Street, Chudleigh

54 CLIFFORD STREET
CHUDLEIGH • DEVON • TQ13 0LE

Lounge and Second Reception Rooms | Kitchen/Diner
Three Bedrooms | Family Bathroom |
Private Courtyard | Character features
Close To The Town Centre | No Onwards Chain



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Step Inside...



Full of character and charm and within walking distance to the centre of Chudleigh, sits this charming three bedroom cottage.

On the ground floor there is a characterful LOUNGE with a log burner and patio doors leading to the COURTYARD garden. The KITCHEN/DINER sits to the front of the property.



The country style KITCHEN is fitted with a range of modern white wall and floor mounted units . There is a gas cooker and slimline dishwasher as well as a large American style fridge / freezer. There is space and plumbing for a washing machine.







First Floor...

Stairs rise to the FIRST FLOOR, and open in to the second LOUNGE / RECEPTION room. This lovely room also benefits from a log burner as well as exposed stonework and beams. A window to the front elevation allows the light to flood in to the room.



Head through the room to access the modern family BATHROOM comprising of a bath with electric shower over, WC and pedestal wash hand basin. There is also a good sized BEDROOM on this floor with built in storage, cast iron fireplace and window to the rear elevation.



Second Floor...

There are two good sized BEDROOMS with plenty of natural light with handy storage. There is a useful area which could be used as a study area or walk in wardrobe before entering one of these rooms.



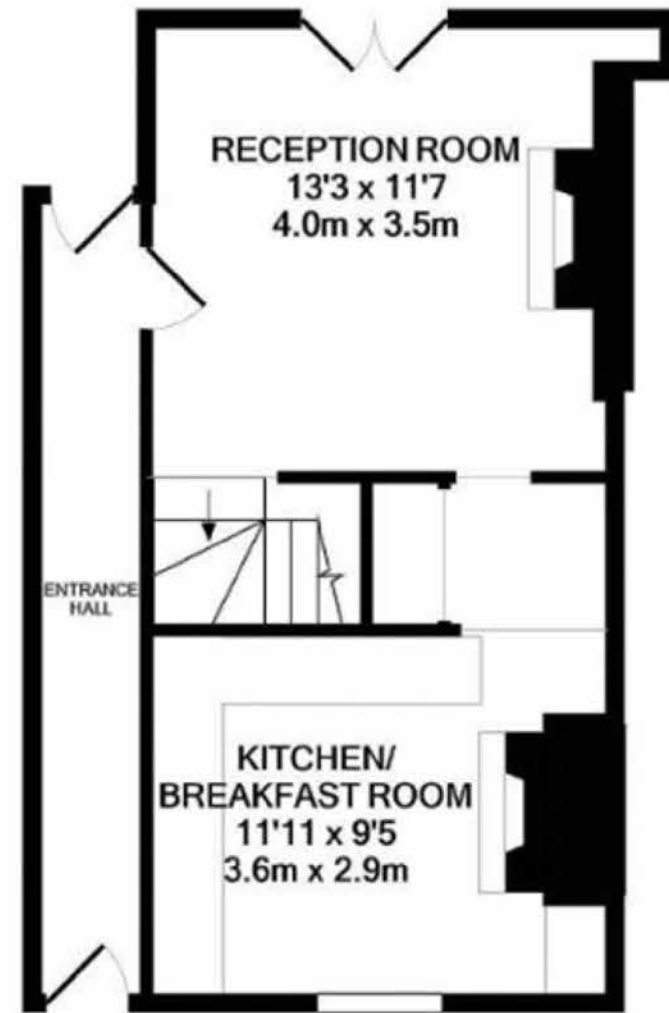
Step Outside...

This private courtyard is a little suntrap allowing space to relax and entertain. There is a handy shed for storage.





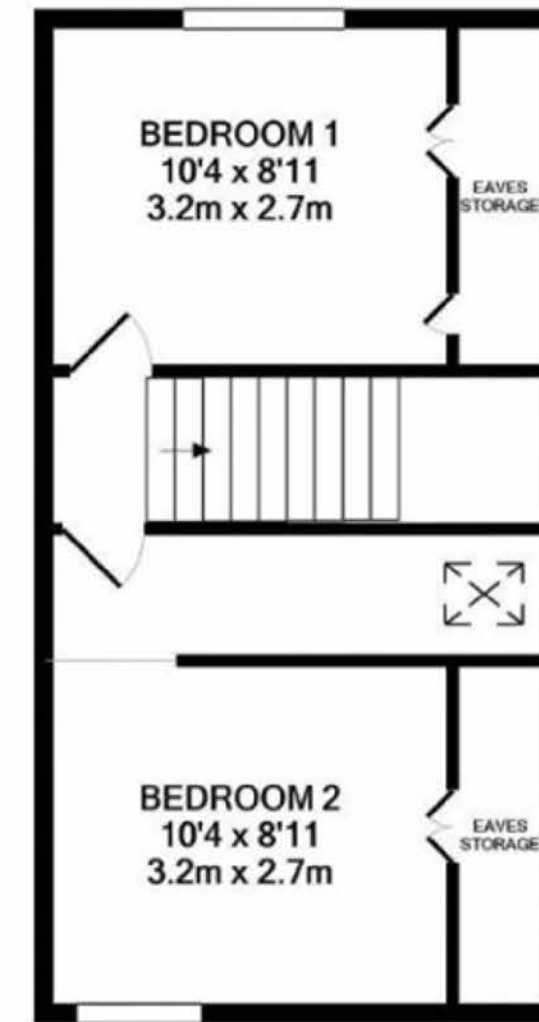
Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Key Facts for Buyers

TENURE - Freehold

SERVICES

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

COUNCIL TAX BAND - A

EPC - TBC

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 J U L 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

