

11 COACH HOUSE MEWS

CHUDLEIGH • DEVON

Welcome



A solid front door opens into a spacious ENTRANCE HALL with a large storage cupboard to one side and a WC/CLOAKROOM. Wide carpeted stairs rise to the FIRST FLOOR.

Passing the OFFICE/STUDY to your left, follow in to the LOUNGE which is the heart of this very appealing home.





The Lounge room has a lovely outlook across the garden and also benefits from an electric feature fireplace.

The room is of dual aspect with a double glazed window to the front and French doors to the rear.





The KITCHEN/DINING ROOM sits to the rear of the house and has a window to the side elevation and French doors leading to the outside. This is a superb entertaining and family living space fitted with a range of floor and wall mounted kitchen cupboards, 1 ¼ stainless steel sink, integrated fridge freezer, dishwasher, five ring Zanussi gas hob and electric oven.





Take the stairs to the FIRST FLOOR crossing the large landing with double glazed window to the front allowing the light to flood in. BEDROOM ONE has a window to the front elevation with superb views across the rooftops and to the town and countryside beyond as well as EN-SUITE fitted with a walk in shower with waterfall shower and separate hand held attachment. BEDROOM TWO offers a great dual space again with some lovely views to the side and rear and loft hatch access. BEDROOM THREE has a window to the side elevation again with those superb views.



The FAMILY BATHROOM comprises a modern suite fitted with square wall hung wash hand basin, close coupled WC and panelled bath with waterfall shower over and separate hand held attachment. Travertine tiles with mosaic feature runs, chrome effect ladder radiator and ceramic tiled flooring complete this space beautifully.





X

Outside

This property is located in a small private development behind security gates in the heart of Chudleigh.

The rear gardens are a true delight - with a high level stone wall they offer both privacy and security - ideal for dogs and children !

There is a patio area immediately adjacent to the house and a decked raised patio ideal as a tucked away area to enjoy the sun.

There is parking for two vehicles to the side of the property together with a open fronted store and workshop - created from dividing the car port in to two more useable areas.



Key Facts for Buyers

TENURE - Freehold.

Please note: The carport is leasehold (989 years left).

COUNCIL TAX BAND - B

EPC - C

SERVICES

The property has all mains services connected. .

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 Email - hello@sawdyeandharris.co.uk

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.

BUYERS INFORMATION PACK

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

This property is "SALE READY" with a Reservation Agreement available through Gazeal, the UK's NO 1. provider of Reservation Agreements.

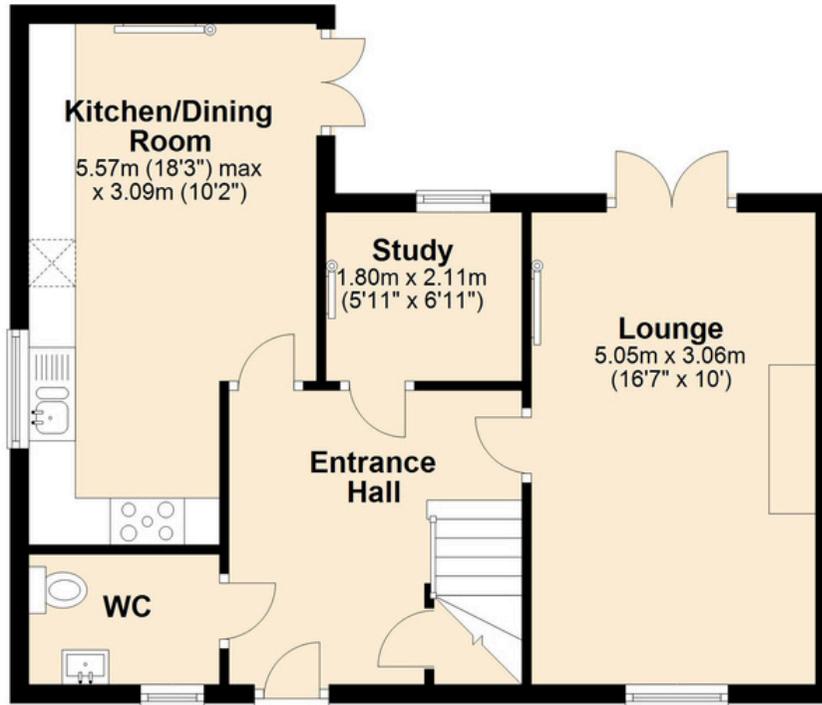
Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>



Floorplans

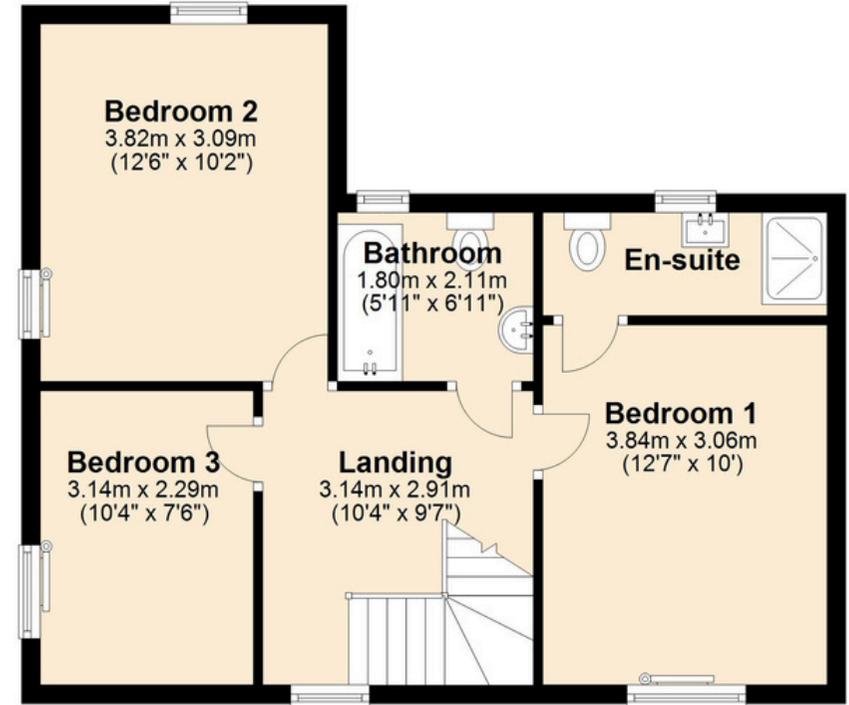
Ground Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



First Floor

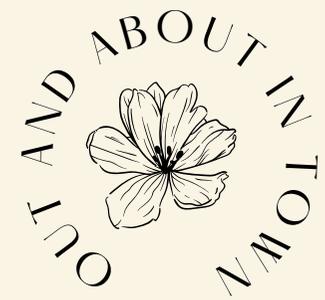
Approx. 48.9 sq. metres (526.1 sq. feet)



Total area: approx. 97.8 sq. metres (1052.2 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

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.

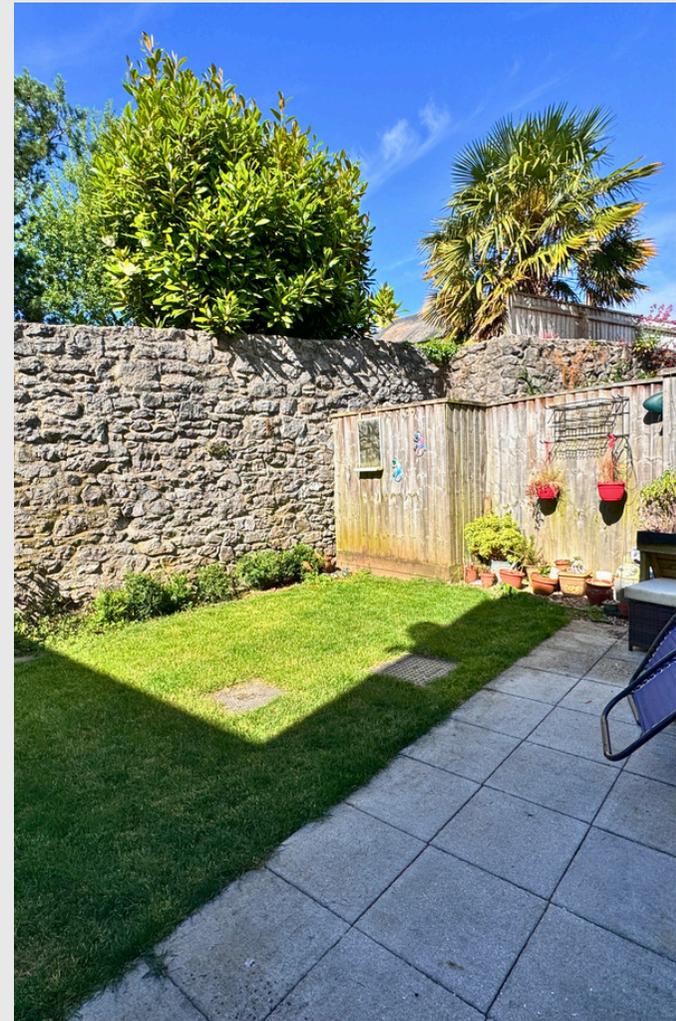
The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

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.







11 COACH HOUSE MEWS
CHUDLEIGH
TQ13 0FL



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

