



18 Old Exeter Street, Chudleigh



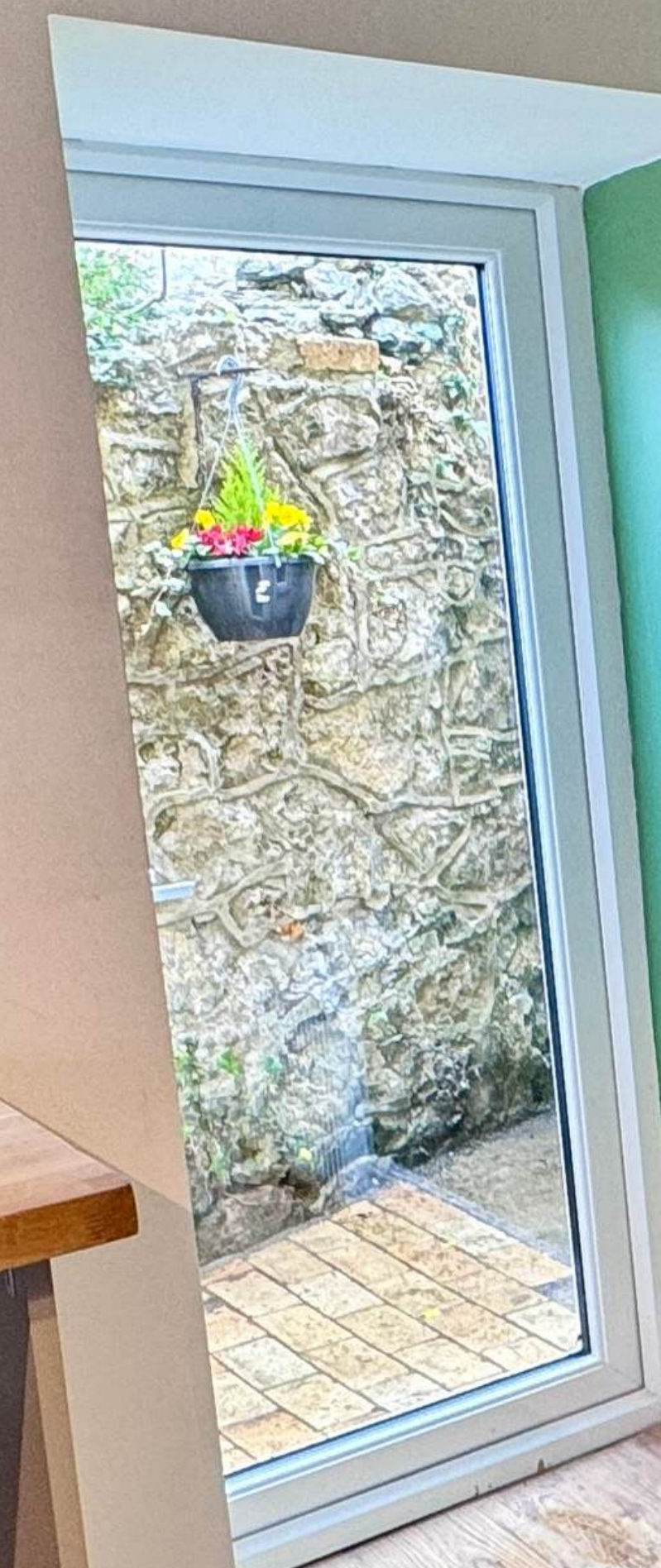
# KEY FEATURES

---

- Newly fitted kitchen with exposed brick backsplash, wooden countertops and dining area.
- Private outdoor courtyard with stone walls and hanging flower baskets - perfect for a small seating area.
- Spacious lounge with an open-plan layout connecting to the kitchen, allowing for a natural flow between living spaces.
- Double bedroom with built-in storage and window to the front offering ample natural light.
- Newly fitted bathroom with neutral tiling, and bath with shower over.
- Charming exterior with a traditional façade and large windows facing the street.









# Welcome

Welcome to this charming and character-filled one-bedroom ground floor apartment, offering a blend of modern comfort and rustic charm. Situated in a convenient and sought-after level location, this delightful home is perfect for those looking for a peaceful retreat with easy access to local amenities.

The kitchen itself is a standout feature, boasting exposed brick splashback, wooden countertops, and sleek cabinetry, all complemented with integrated appliances. A dining area sits comfortably to one side, whilst patio doors lead to the small but ideal courtyard patio space.







This generously sized living area offers ample space for both relaxation and entertaining. The clean, neutral décor provides a versatile backdrop, allowing you to style the space to your personal taste. The lounge connects to the kitchen, offering a practical and sociable living environment. Whether you're enjoying a quiet evening or hosting guests, this living space is comfortable and effortlessly blends functionality with style. The warm wood-effect flooring adds to the room's cosy ambiance, while the large picture window enhances the sense of space and light.





There is a double bedroom, generously sized and bright, featuring a large window that provides plenty of natural light, as well as built-in wardrobes for convenient storage. The neutral décor and spacious layout offer a blank canvas for personal touches. The newly fitted bathroom offers modern touches together with large window to the rear - ideal for ventilation and light.







# Outside

From the kitchen, step outside to the private courtyard - not a large space but a tranquil outdoor area with attractive stone walls. Ideal for relaxing or enjoying your morning coffee, the courtyard offers a quiet escape from the hustle and bustle of daily life.

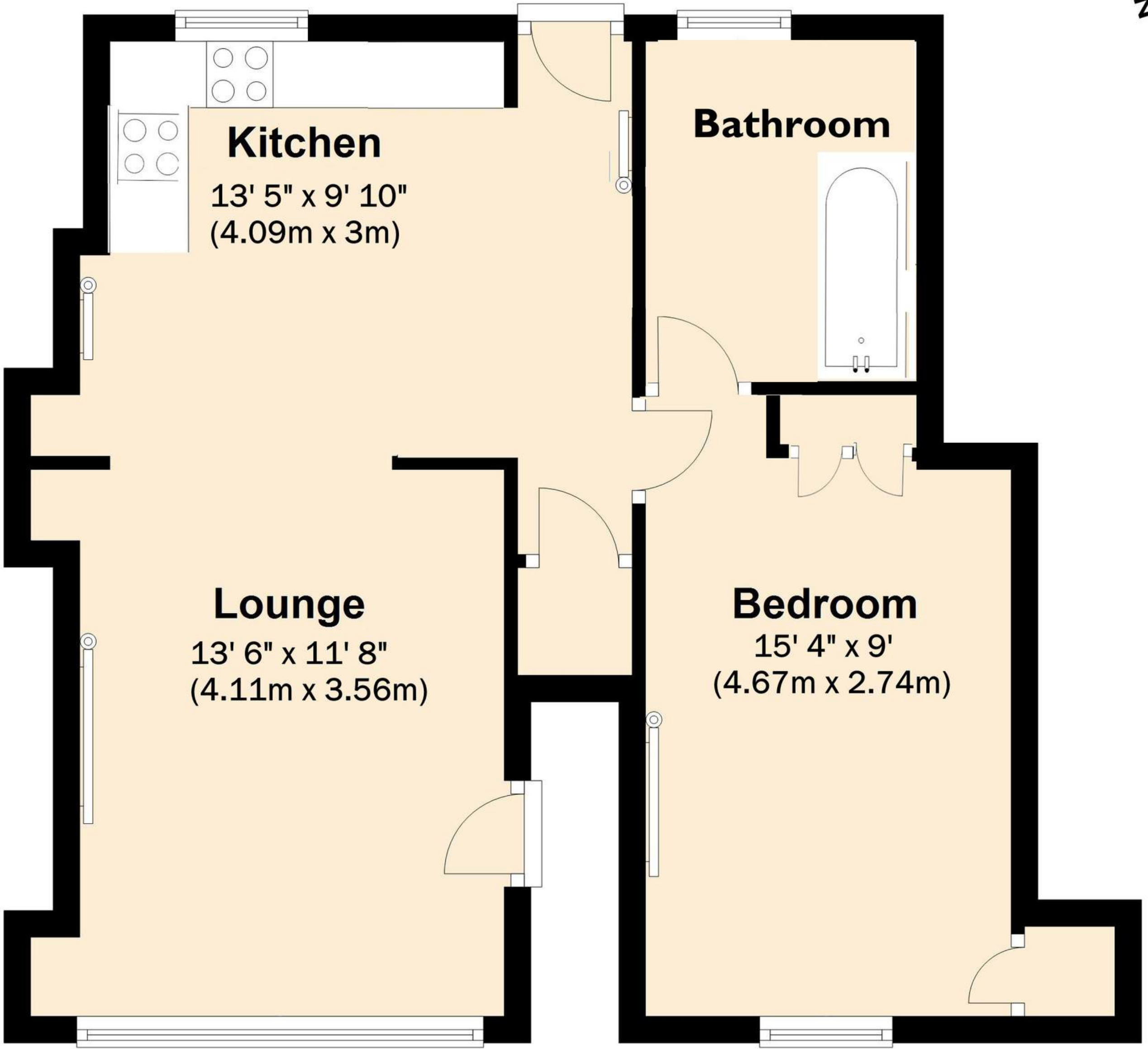
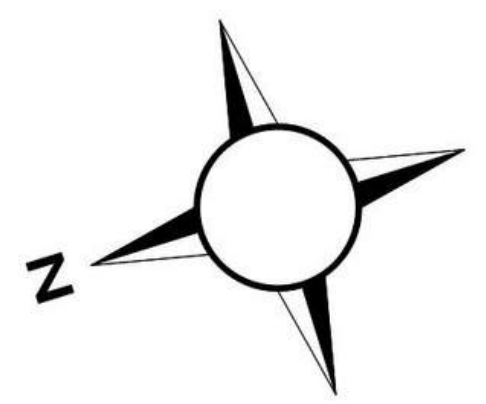




*Floorplans*

# Ground Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 47.2 sq. metres (507.8 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

## TENURE

Leasehold.

Term: 999 years from 16.4.1990

Peppercorn rent: £10 and additional rent every 1st of January  
50% maintenance contribution

As of December 1997 - every 7 years the outside needs to be painted.

## PARKING

There is on street parking available on a first come first serve basis or nearby car parks.

**COUNCIL TAX** - Band A

**EPC** - D

## 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

### Restrictions

No pets allowed unless agreed with prior.  
Cannot be used as a holiday let / Air b&b  
No business is to be run from the property

For more information on this property, please click the link below..

### Property Report

Click on the following link to view the [\*\*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.

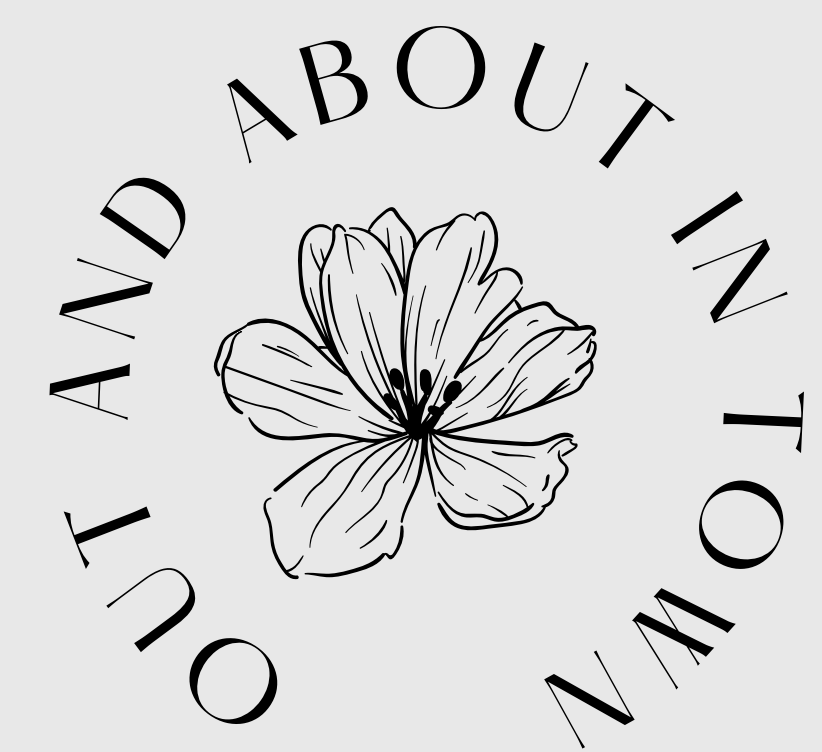
### VIEWINGS

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.



# 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.





18 Old Exeter Street  
CHUDLEIGH  
TQ13 0LD



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

