



13 COLWAY LANE
CHUDLEIGH

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DEVON
TQ13 0LA

Lounge/Diner | Kitchen | Utility Room
Three Bedrooms | Family Shower Room | Two Attic Rooms
Front and Rear Gardens and Outhouses | On Street Parking



THE Teign Valley Office
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A spacious and well presented three bed family home with the added benefit of two attic rooms, located within walking distance of all the local amenities Chudleigh has to offer. The property has a level front garden, enclosed rear garden and there is on street parking.



MAKE AN ENTRANCE...

Step in through the front door to the entrance hallway, with stairs leading to the first floor. Door to the LOUNGE, with large window to the front and French doors to the rear opening out onto the decking. There is feature focal wood burner with creative woodstore beside it.





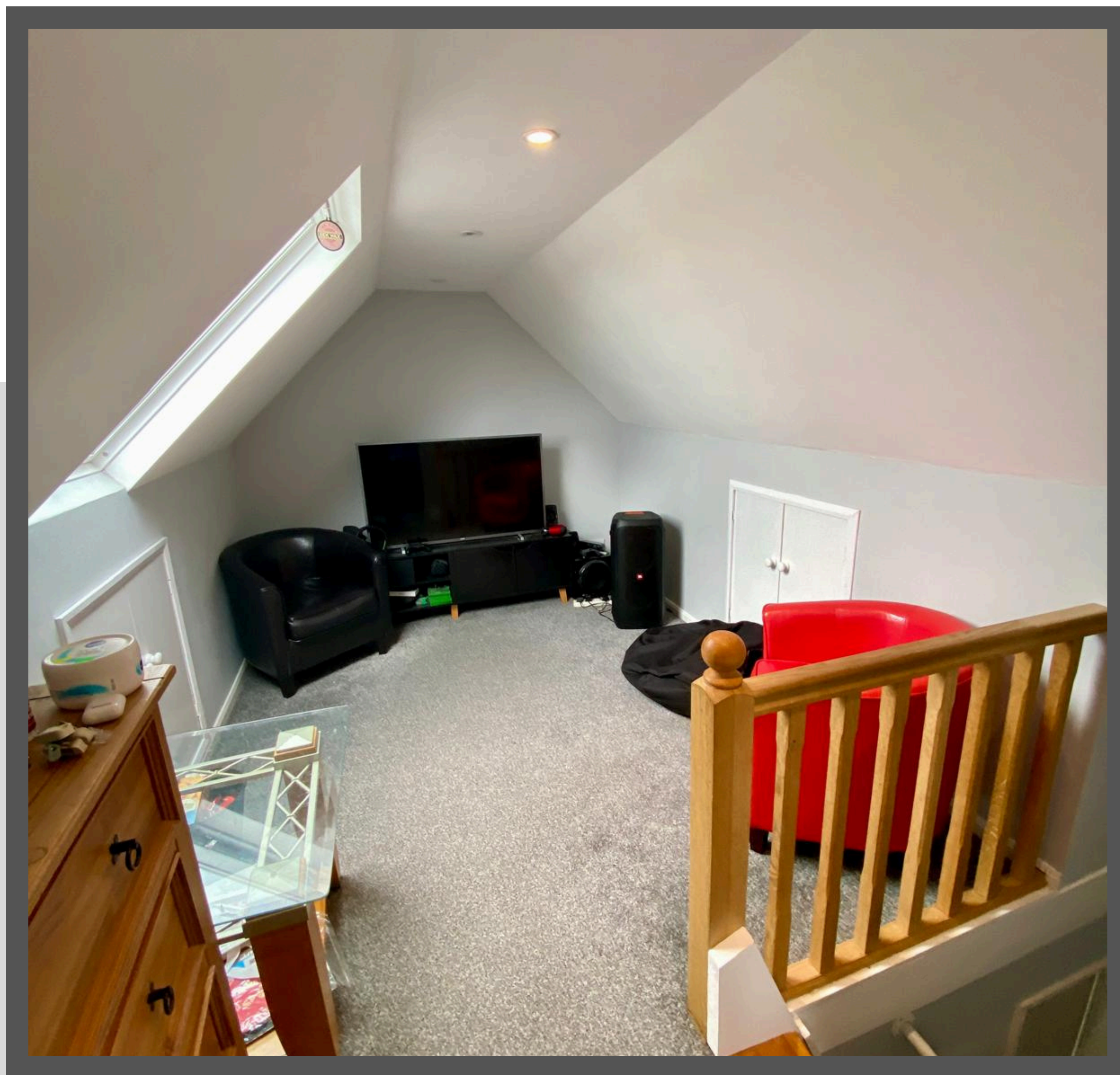
The KITCHEN is fitted with a range of white high gloss wall and floor mounted units and worksurfaces with inset sink, mixer tap and drainer. Built-in single oven, gas hob, fridge/freezer and dishwasher. Wall mounted combination boiler and double glazed window to the rear overlooking the garden.

Door out to the rear porch and UTILITY ROOM with wall and floor units, space for further fridge/freezer, washing machine and tumble dryer. Obscure double glazed window to the rear.



AND SO TO BED..

On the first floor there are three bedrooms and the family bathroom. The MAIN BEDROOM is located at the front of the house and has built-in wardrobes and overbed storage. Door leads up to the attic rooms.



The two ATTIC ROOMS are set as a bedroom and lounge area, but offer a range of uses. Eaves storage and Velux windows to the rear enjoying views over Chudleigh.



BEDROOMS TWO is located at the front and has a built-in storage cupboard, and BEDROOM THREE is located at the rear.



The modern SHOWER ROOM has a suite comprising corner shower, low level WC and vanity unit with wash hand basin. Partly tiled walls, tiled flooring and an obscure double glazed window to the rear. There is a further separate WC.



STEP OUTSIDE...

Steps lead up to the front garden with pathway leading to the front door and to the neighbouring property. There is a further shared pathway to to the rear of each house, between the two properties.

The rear garden is fully enclosed with a large decked area leading out from the property, creating an ideal space for outside entertaining. Steps lead down to the lawn and further decked area with two wooden sheds. There is a summer house workshop/office with light and power connected. There is a remote controlled awning on the top decking area, and outside lighting in the decking.



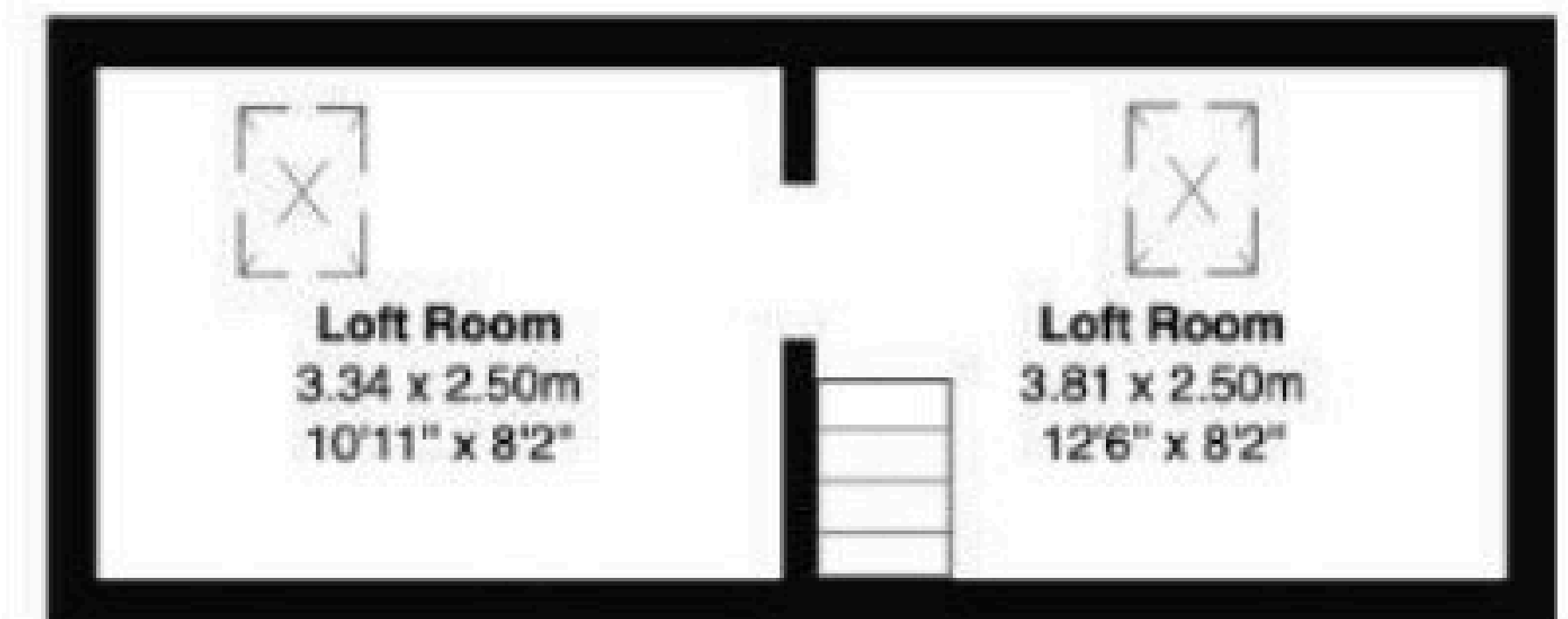
Floorplans



Ground Floor



First Floor



Second Floor

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Key Facts for Buyers

SERVICES

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

EPC Rating - C

Council Tax Band - A

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.

DEVON LOCAL USER CLAUSE

This property is subject to restrictions under The Housing Act 1985 whereby any person interested in purchasing it must fulfil either of the following conditions:

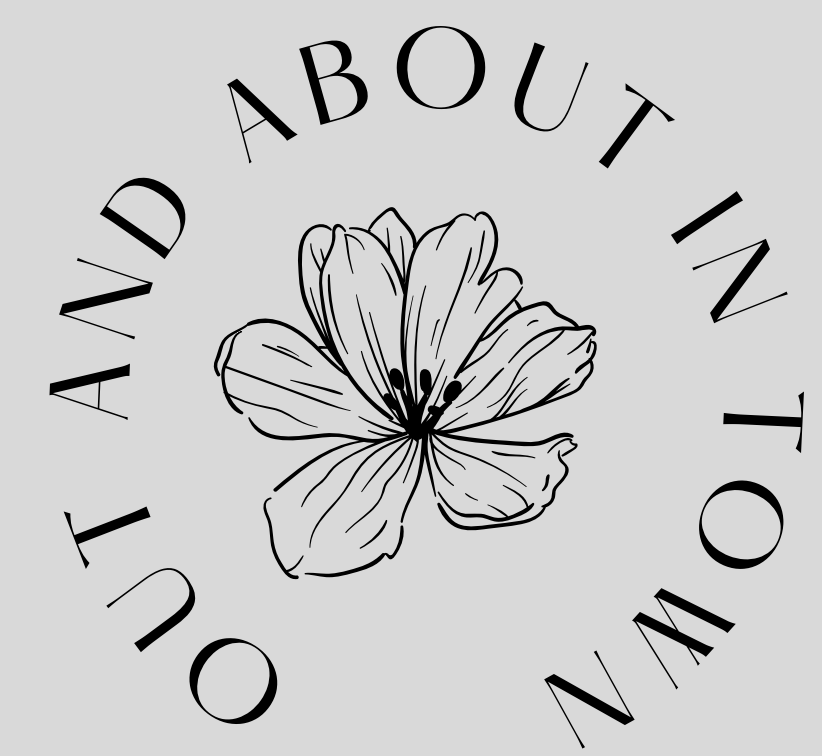
1. That they have lived in the locality for three years immediately preceding the date of the proposed purchase.
2. That they have worked in the locality for three years (immediately preceding the date of the proposed purchase).

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.



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