

33 COBURG CRESCENT
CHUDLEIGH

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DEVON
TQ13 0PB

Newton Abbot 12 miles, Exeter 14.2 miles
(all distances are approximate)

Lounge | Kitchen/Diner | Ground Floor Cloakroom
Two Bedrooms | Family Bathroom
Parking | Garden | Traffic free position



THE TEIGN VALLEY OFFICE

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An up together and well presented mid-terrace two bedroom house in a private cul-de-sac position with a lovely outlook. The front door leads you in to the inner hallway with CLOAKROOM off to one side. Head through to the LOUNGE which is a good size with storage off and stairs to the first floor.





The KITCHEN/DINER sits to the rear and is a good size with an outlook over the rear garden. Fitted with a range of floor and wall mounted cupboards together with integrated gas hob, oven, fridge, freezer, dishwasher and washing machine.







On the FIRST FLOOR, you will discover TWO SPACIOUS DOUBLE BEDROOMS, each designed to offer comfort and style. The front-facing bedroom boasts charming views and is equipped with convenient built-in wardrobes, providing ample storage space while maintaining a sleek and organized appearance. The rear bedroom offers a peaceful retreat, perfect for relaxation and restful nights.



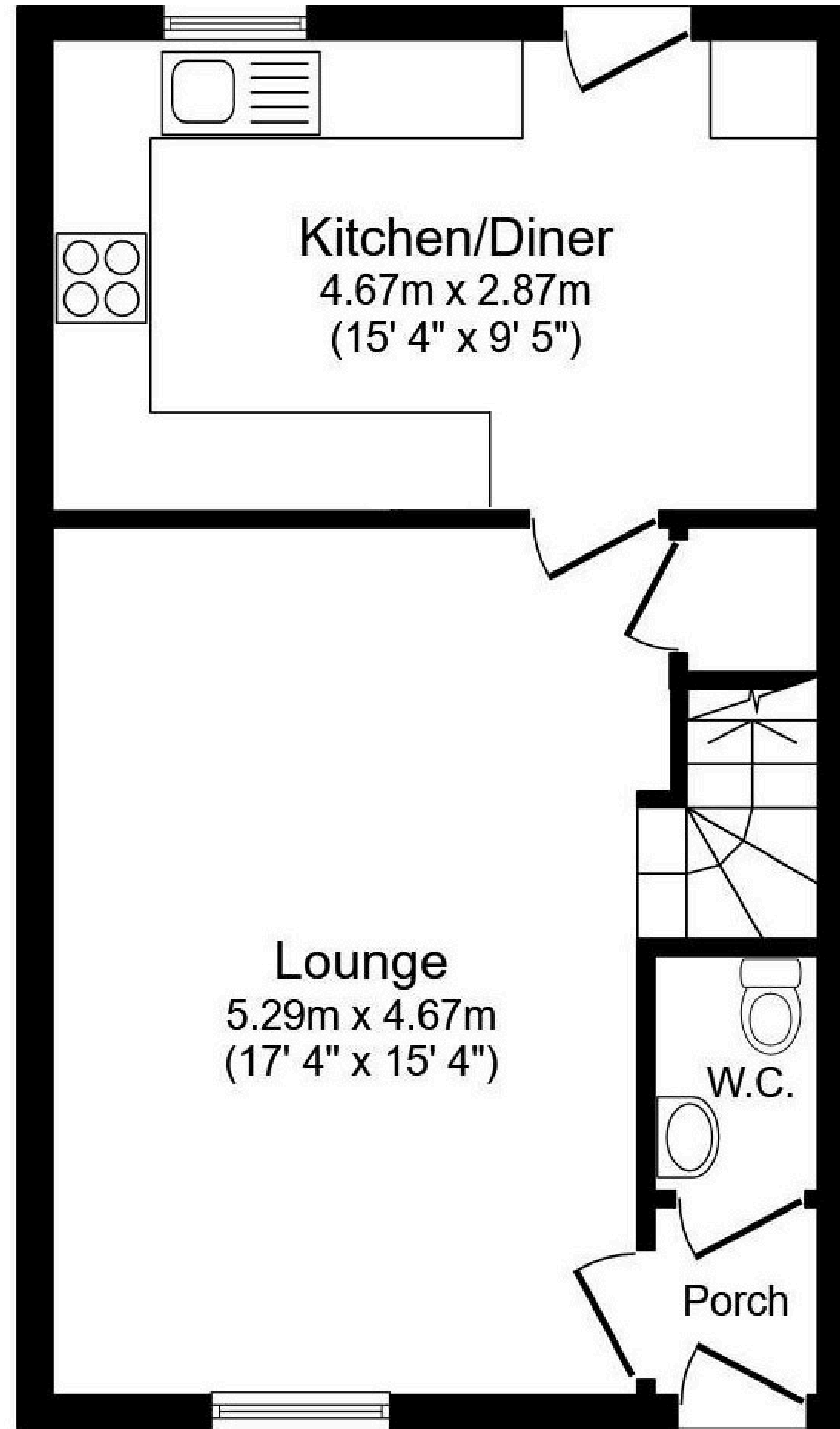
The bathroom is fitted with a panelled bath with shower over, wall hung wash basin and closed coupled WC. There is also a modesty glazed window and ceramic tiled flooring.



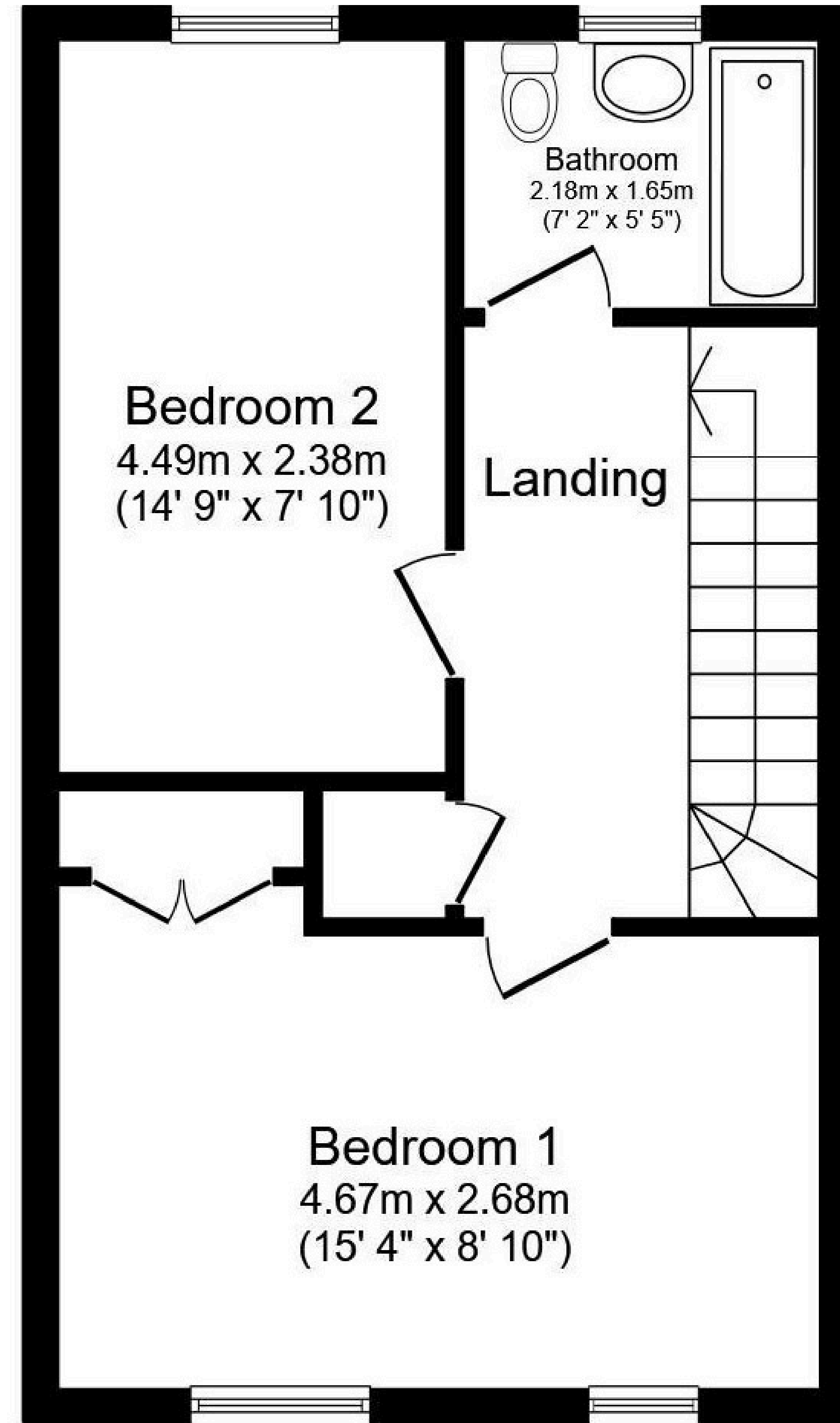
To the rear is a level, enclosed garden. There is decorative paving throughout to allow for ease of maintenance together with a cold water outside tap. A gate at the far end leads to the PARKING SPACE.



Floorplans



Ground Floor

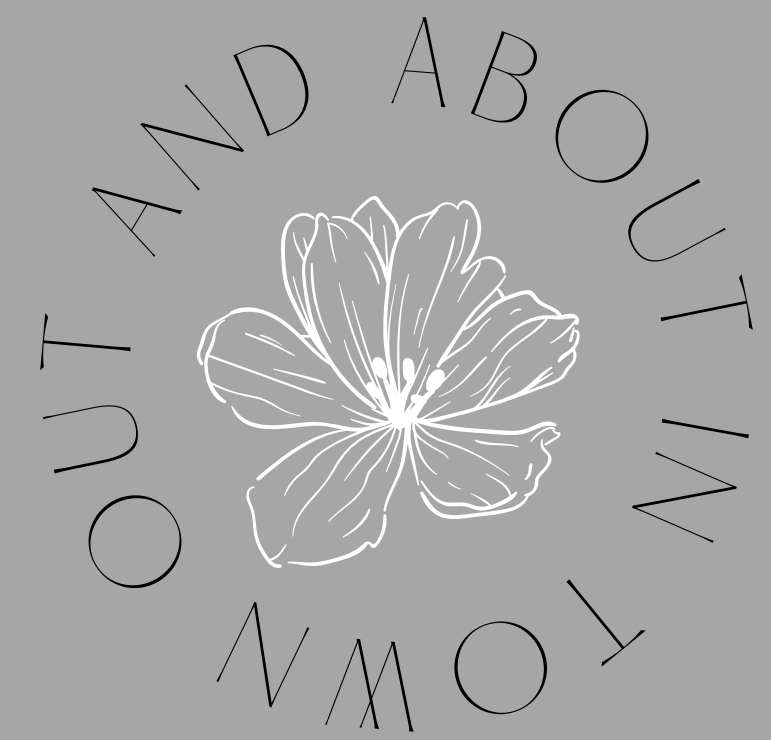


First Floor

Total floor area 77.1 sq.m. (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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. A regular 'bus service runs to both Exeter and Newton Abbot.

Key Facts for Buyers

TENURE - Freehold

Annual Service Charge - £220 approximately twice a year
(Communal Grounds Maintenance)

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 - [Click here - 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

Please note:

Under Section 21 of the Estate Agents Act we declare that the property being sold is owned by a relative of an employee of Sawdye & Harris.



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

