



42 OLDWAY
CHUDLEIGH



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CHUDLEIGH • DEVON TQ13 0JA

**A WELL-PRESENTED THREE-BEDROOM HOME
WITH GENEROUS GARDENS AND COUNTRYSIDE
VIEWS**

Tucked away in a quiet and well-established part of Chudleigh, this beautifully maintained three-bedroom mid-terrace home offers bright, flexible living space, great outdoor areas, and a peaceful outlook backing onto open fields.

PRICE GUIDE £250,000



**SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE**

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From the front, the property opens in to the ENTRANCE HALL with stairs which rise to the first floor. The LOUNGE sits off to one side. This is a lovely space with a light and bright feel to it. A fireplace with a wooden mantle serves as a central focal point, with wood burning stove. The KITCHEN / BREAKFAST ROOM sits off to the rear.





A fitted KITCHEN/BREAKFAST room sits to the rear and offers an ideal space for family living and entertaining. There are modern fitted cupboards, ample worktop space and modern fixtures. A large window overlooking the rear garden allows the space to be filled with natural light. The adjoining dining area comfortably accommodates a family-sized wooden table and chairs, with tasteful neutral décor and warm wood-effect flooring throughout. A door provides direct access to the rear garden, perfect for indoor-outdoor living,

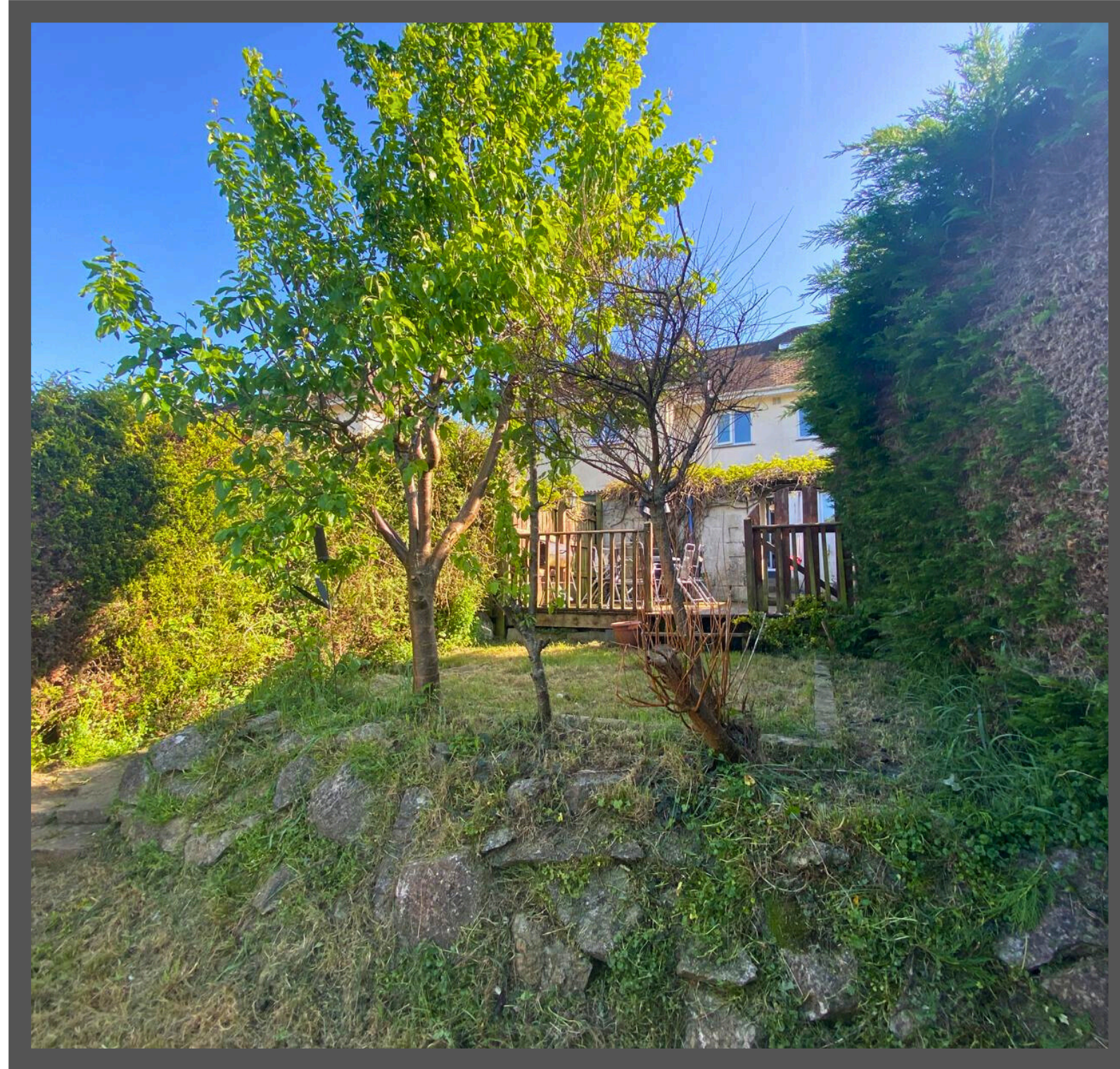




A bright and welcoming upper landing, offering access to all upstairs rooms. on the first floor, there are two bedrooms, a double bedrooms and a single third bedroom, perfect as a nursery, study, or guest room. To the second floor is a further LOFT BEDROOM with a Velux window and built-in wardrobes.







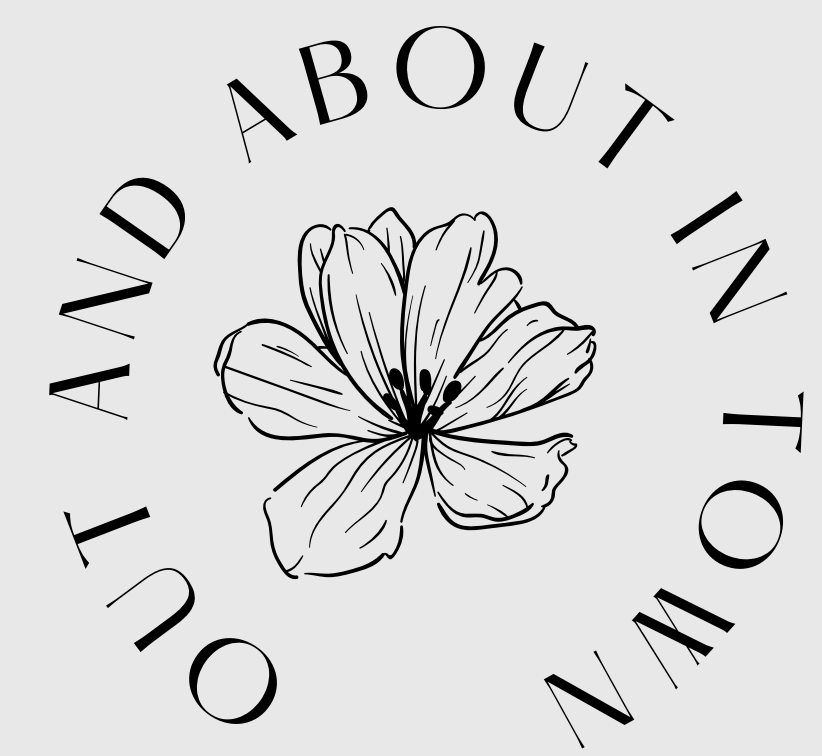
REAR GARDEN

A versatile rear courtyard with a partially covered patio, provides a superb additional outdoor storage and play space. A raised wooden decking area sits in the middle section of the garden and enjoys some lovely countryside views. The space continues to the lower boundary mainly laid to lawn offering a great, enclosed space, ideal for both family fun and peaceful relaxation.





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.



Floorplans



GROUND FLOOR



1ST FLOOR



2ND FLOOR

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Key Facts for Buyers

TENURE

Freehold with vacant possession.

Please note: This property is subject to the Devon occupancy restriction (Section 157), meaning it can only be sold to buyers who have lived or worked in Devon for the last 3 years.

COUNCIL TAX - Band A

EPC - Awaited

SERVICES

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

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.

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.



42 OLDWAY, CHUDLEIGH
DEVON

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

