



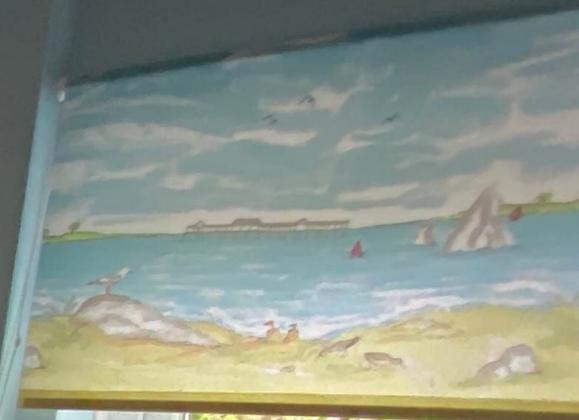
12 Orchard Close, CHUDLEIGH



# KEY FEATURES

- Quiet cul-de-sac position in a popular residential area
- Well-proportioned 3-bedroom home with bright, spacious living areas
- Fully fitted kitchen and contemporary bathroom
- Generous rear garden – ideal for families or entertaining
- Walking distance to local shops, schools, and amenities
- Great commuter access to Exeter, Plymouth, and the M5 via A38





# Welcome



A bright and modern kitchen fitted with a range of floor and wall mounted cupboards, offering plenty of storage and worktop space. The layout is both practical and sociable, with room for a small dining table or breakfast area. Dual aspect windows overlook the rear garden, filling the space with natural light, while integrated appliances and built-in additional storage complete the space.



Spacious and welcoming, the lounge is the heart of the home. It features a large front-facing window that allows plenty of daylight to flood the room. With a neutral decor, this space is ideal for both relaxing and entertaining.





The property offers three bedrooms each with a light and airy feel. The main bedroom is a generous double, offering space for free standing wardrobe, while enjoying a outlook to the rear elevation. The second and third bedrooms provide an outlook to the front and all rooms are finished with fitted carpets.



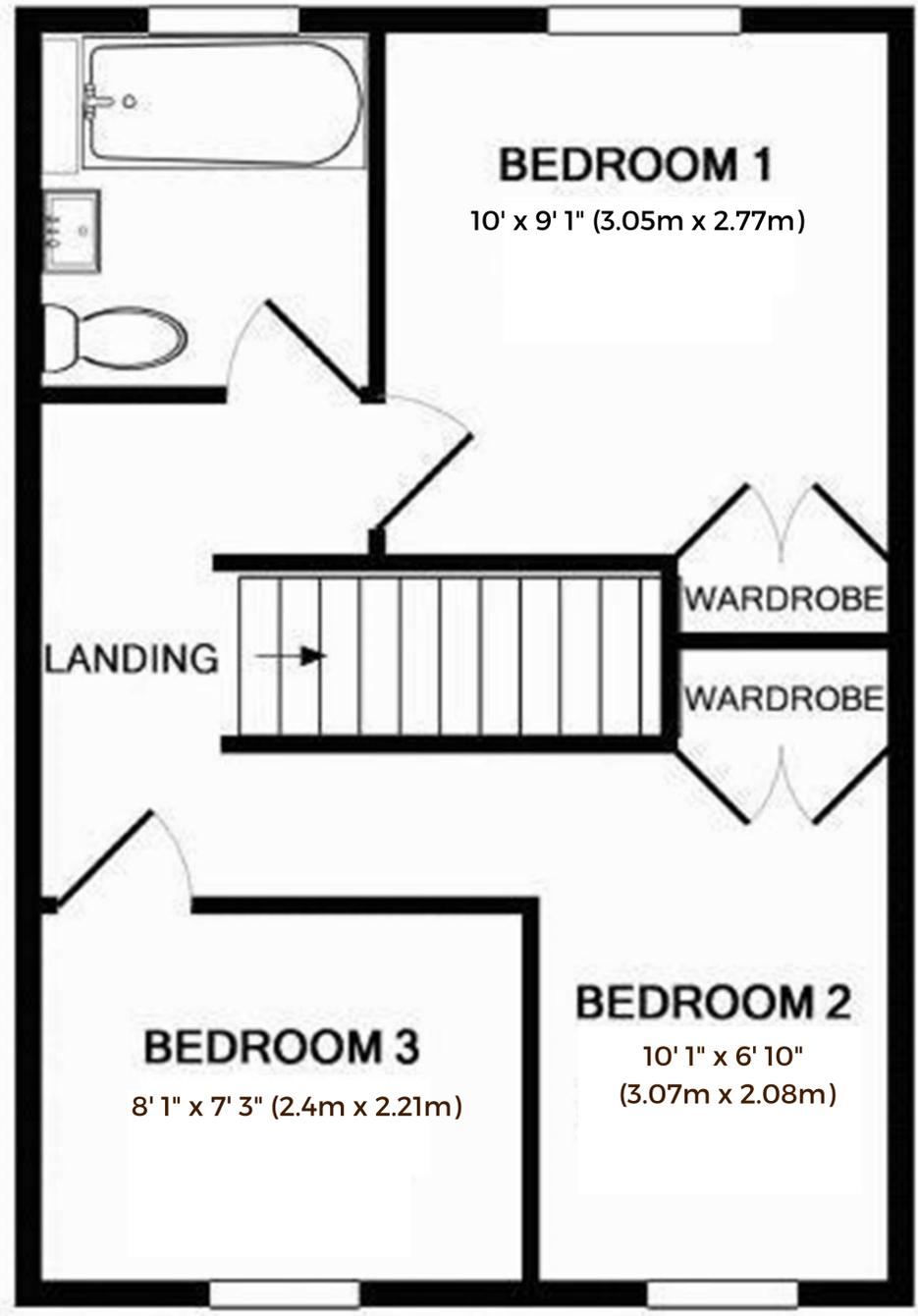
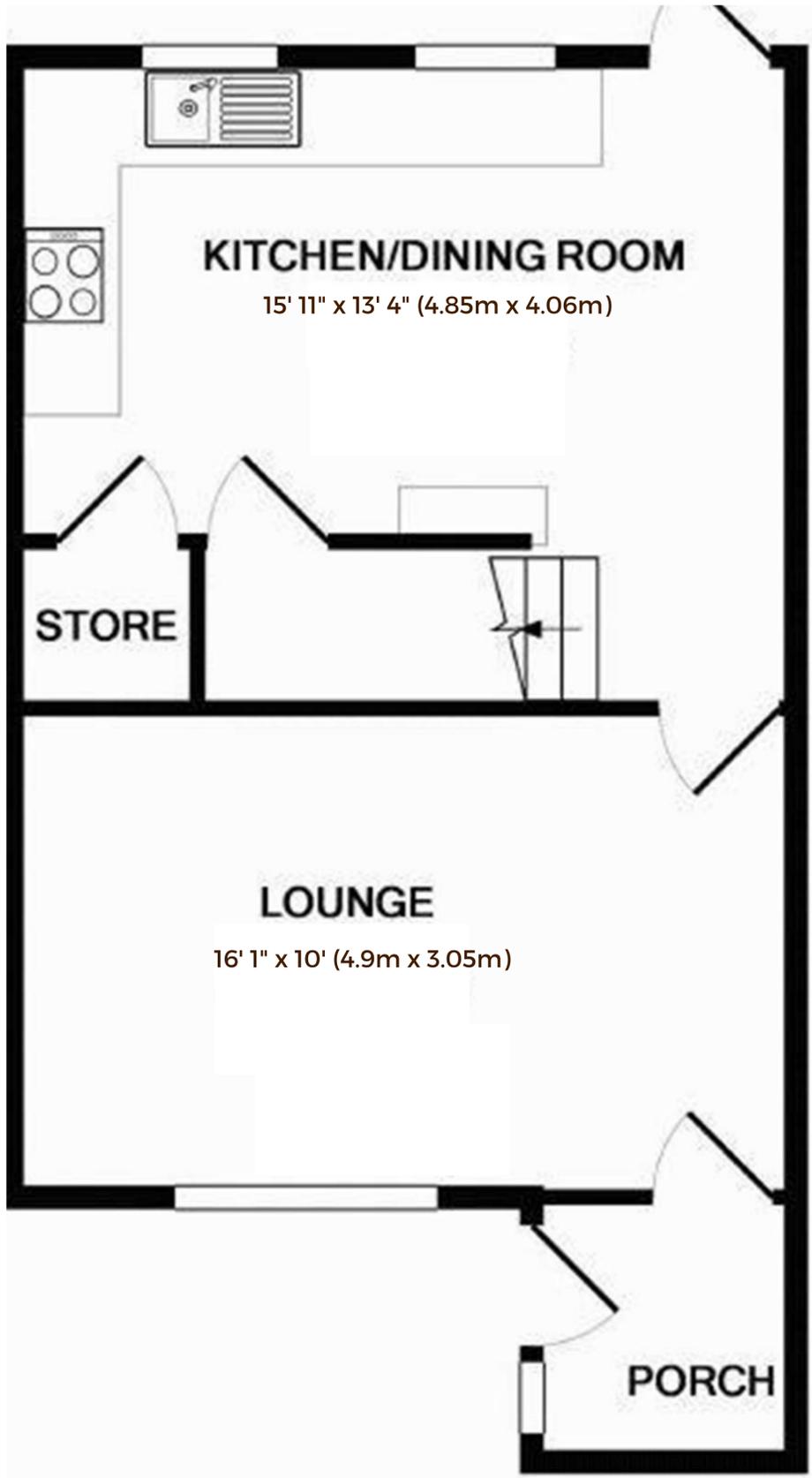
# Outside

The property has a fully enclosed rear garden, featuring a level lawn and a sunny patio – perfect for outdoor dining, entertaining or family time. The space is private and secure and is ideal for children or pets.

A low maintenance front garden adds to the property's kerb appeal, while allocated parking is available close by, offering convenient and reliable off-street parking for two cars in tandem.



# Floorplans



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# Key Facts for Buyers

## TENURE

Freehold.

## 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..

### 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.

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

