



**SAMPLE
MILLS**

**Fore Street
Chudleigh
Devon**

£200,000
FREEHOLD





Fore Street, Chudleigh, Devon

£200,000 freehold

A beautifully presented 2 bedroom character property that has been modernised and was once the local bakery. This lovely cottage is situated in the heart of the charming historical town of Chudleigh with easy access to amenities including shops, doctors, vets, pubs and restaurants, takeaways, church, primary school, library, regular bus service to Exeter plus easy access to the A38 Plymouth to Exeter and the M5 Motorway.

The internal accommodation comprises dining area leading through to the modern kitchen with built-in oven, hob and integrated fridge/freezer, a spacious lounge with large feature stone fireplace and log burner and a downstairs shower room. Upstairs, there are 2 bedrooms, the master bedroom having an en-suite w/c.

To the front of the property there is a small seating area.

There is parking in the public car park to the rear of the property costing approximately £320 per year for a resident parking permit.

Viewing is recommended.



Half glazed door and glazed windows to:

Dining Area – 5.94m x 3.86m (19'6" x 12'8")

Laminate flooring. Vertical wall mounted radiator. Hatch to the loft. Venetian plastered walls. Skylight. Sash window to the side of the property. Walk through to:

Kitchen – 3.30m x 2.90m (10'10" x 9'6")

A range of matching wall and base units. Worktop surface areas. Splash backs. Built-in electric hob with extractor hood over and electric oven beneath. Ceramic sink with mixer tap over. Integrated fridge/freezer. Plumbing for dishwasher. Plumbing for washing machine. Breakfast bar. Synthetic plaster walls.

Shower Room

Large walk-in shower. Vanity wash-hand basin. Low level w/c. Heated towel rail. Extractor fan. Spotlights. Storage cupboard. Obscure glazed window. Micro cement and venetian plaster to back wall.

Lounge – 5.38m x 3.10m (17'8" x 10'2")

Large feature stone fireplace with log burner on hearth. Two double glazed windows to the rear and a single glazed window to the front of the property. Venetian plastered walls.

Staircase to First Floor Landing

Doors off to:

Bedroom 1 – 3.51m x 3.45m (11'6" x 11'4")

Double glazed window looking over the front of the property. Wall mounted radiator. Spotlights. Door to:

En-Suite w/c

Low level w/c. Vanity wash-hand basin. Double glazed window facing the rear.

Bedroom 2 – 2.92m x 2.41m (9'7" x 7'11")

Obscure glazed window to the rear. Recess with shelving. Wall mounted radiator. Pendulum lighting. Fitted worktop.

Outside

To the front of the property, there is a small seating area and steps leading up to the front door.

Agent's Note

Council Tax Band: 'A' £1668,97 for 2025/26

EPC Rating: 'D'

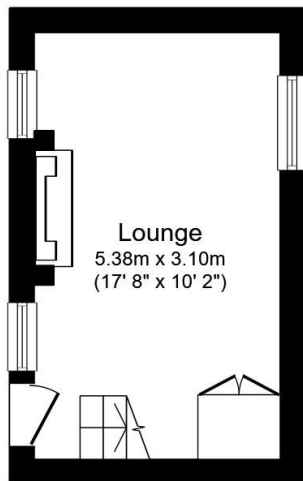
Long Term Flood Risk: Very Low

The property lies within a conservation area

The property is subject to a 'flying freehold'

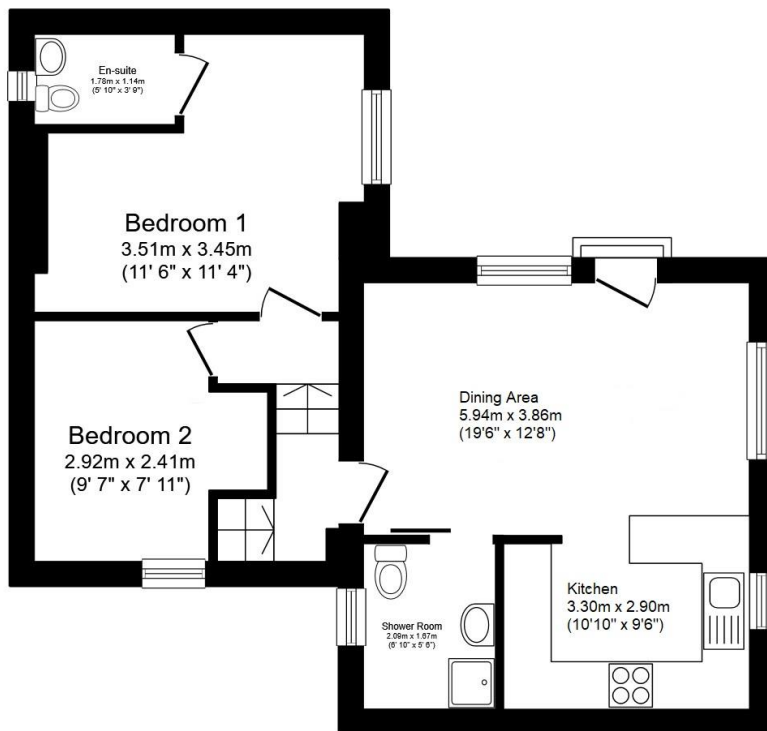
To the rear of the property is a public car park which the current owners pay approximately £320 per year for a resident parking permit.





Ground Floor

Floor area 16.7 sq.m. (180 sq.ft.)



First Floor

Floor area 53.8 sq.m. (579 sq.ft.)

Total floor area: 70.5 sq.m. (759 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.