

**SAMPLE
MILLS**



**Moor View
Chudleigh
Newton Abbot
Devon**

£265,000
FREEHOLD





**Moor View, Chudleigh, Newton
Abbot, Devon**

£265,000 freehold

This end link family home comprises entrance hall, lounge opening through to dining area and fitted kitchen with built-in appliances. On the first floor, are 3/4 bedrooms, there is a master bedroom and the second bedroom which has been currently divided, which could quite easily make a double bedroom again, but has the benefit of two bedrooms and then a further bedroom, together with a bathroom and w/c.

The property also has gas central heating, uPVC double glazing, off road parking and is on a corner plot with an extremely well laid out garden.

Occupying the end of this cul de sac in the ever popular town of Chudleigh close to the school, shops, doctors, vets, pubs and restaurants, takeaways, church, primary school, library, regular bus service to Newton Abbot plus easy access to the A38 serving Plymouth and Exeter.

Please Note, this property is subject to the 3 year Devon Residency Restriction, which means that any potential Purchasers must have lived or worked in Devon for the last 3 years.



uPVC part double glazed door through to:

Entrance Hall

Cabinet housing radiator. Understairs storage cupboard. Staircase rising to first floor. Coving to ceiling. Inset spotlights. Door opening through to:

Lounge - 4.39m x 3.28m (14'5" x 10'9")

Coal effect living flame fitted gas fire set within marble fireplace on hearth with mantle surround. Cabinet housing radiator. TV point. uPVC double glazed window overlooking the front. Coving to textured ceiling. Archway opening through to:

Dining Area - 2.82m x 2.51m (9'3" x 8'3")

Built-in shelved cupboard. Cabinet housing radiator. Coving to textured ceiling. uPVC double glazed French doors providing access to the rear garden.

Kitchen/Breakfast Room - 3.66m x 2.97m (12'0" x 9'9")

Inset single drainer sink unit with mixer taps. Fitted wall and base units. Granite effect worktop surface areas incorporating splash backs. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Breakfast bar. Cupboard housing the gas boiler for instant hot water and central heating system. Coving to ceiling. Built-in 4 ring electric Induction hob with extractor hood above and electric oven beneath. uPVC double glazed windows overlooking the rear and side. Partly tiled walls. An additional built-in shelved larder. Inset spotlights. Electric heater for both warm and cold air. uPVC half double glazed door to outside.

First Floor Landing

Hatch to the roof space. uPVC double glazed window to side.

Bedroom 1 - 3.43m x 3.35m (11'3" x 11'0")

Radiator. uPVC double glazed window overlooking the front. Built-in shelved cupboard. Coving to ceiling.

Bedroom 2 - 2.46m x 2.46m (8'1" x 8'1")

Built-in wardrobes. Single panelled radiator. Coving to ceiling. uPVC double glazed window overlooking the rear. The bedroom has been partially separated, so you walk through bedroom 3 to get to bedroom 2, but could easily be converted back into a larger bedroom if needs be.

Bedroom 3 - 3.07m x 1.88m (10'1" x 6'2")

Single panelled radiator. uPVC double glazed window overlooking the rear. Inter connecting door back into bedroom 2.

Bedroom 4 - 2.92m x 2.34m (9'7" x 7'8")

Single panelled radiator. Built-in bed with cupboard space below. uPVC double glazed window overlooking the front. Coving to ceiling.

Bathroom

Panelled bath with fitted shower mixer tap attachment. Inset wash-hand basin. Low level w/c. Fully tiled walls. Heated towel rail. Coving to ceiling. Obscure uPVC double glazed window.

Outside

To the front of the property, there is off road parking and a side gate provides access to the rear. There is an area which has been laid to patio, with steps up to a further garden area predominately laid to three lawned areas, with a dividing pathway stocked with various bushes, trees, plants and shrubs, all extremely well laid out including cherry tree, pear tree, apple trees and there is also an area which has been laid to decking for alfresco living. There is an outside store with storage in behind. In the corner of the garden there is also a garden shed. There is an outside w/c with two further outbuildings. There is an outside tap. From the garden, there are far reaching views over towards Dartmoor.

Agent's Note

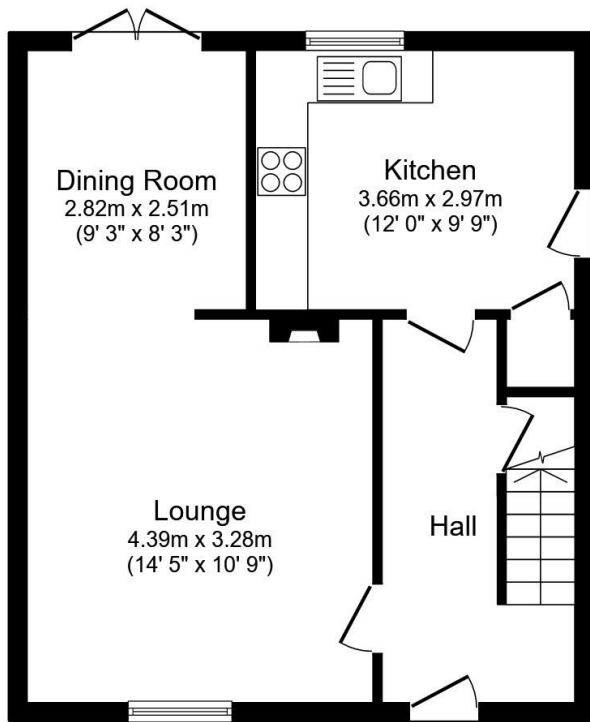
Council Tax Band: 'A' £1668.97 for 2025/26

EPC Rating: 'D'

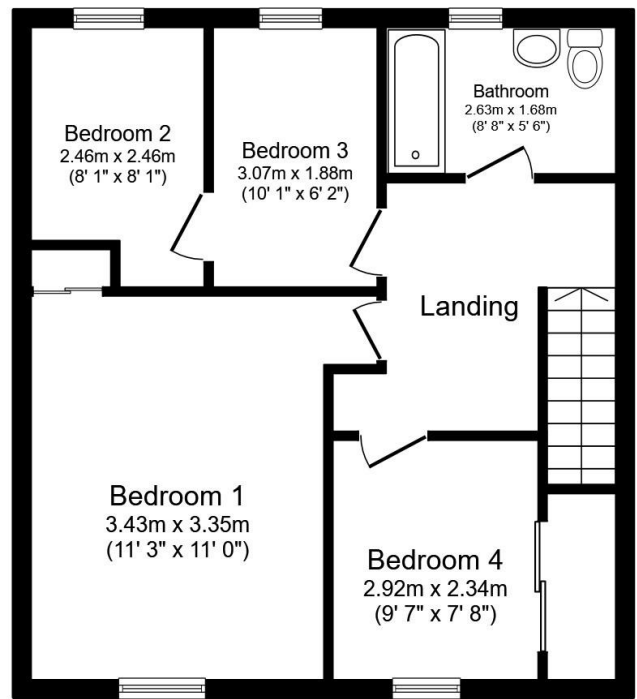
Long Term Flood Risk: Very Low

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Ground Floor
Floor area 46.8 sq.m. (504 sq.ft.)



First Floor
Floor area 50.0 sq.m. (538 sq.ft.)

Total floor area: 96.8 sq.m. (1,042 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		78 C
55-68	D	65 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.

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