



- Modern detached four bedroom house
- Versatile living space with 2 reception rooms
- Large kitchen/diner
- Master En-suite
- Separate utility room & WC
- Driveway parking & garage
- Large landscaped garden and decked area
- Remainder of the 10 year NHBC Warranty
- Great access to the A38 serving both Exeter & Plymouth

*Our View "Well presented modern property with spacious, versatile family living space."*

A very well presented, four bedroom detached house located over three floors giving generous living space with good sized rear garden and far reaching views from the rear.

This modern property provides a versatile family living space with a large living room with balcony overlooking the garden and far reaching views beyond. The large kitchen/diner gives access via French doors to a further raised decked area as does the second reception room/bedroom 5. The property benefits from off-road parking and garage all within a short distance to Chudleigh's local amenities and the highly regarded Chudleigh primary school.

The property is approached via a pathway leading into a large, covered storm porch allowing access to the front door of the property. The ground floor entrance hall offers access to the living room, bedroom two, modern family bathroom and stairs to both lower and upper floors.

The generous living room is well presented as is the rest of the property and benefits from French doors opening onto a balcony. From the balcony there are elevated views over the surrounding area and towards the Teign Valley. Bedroom two is spacious and benefits from similar views to the living room. The modern family bathroom comprises of matching white three-piece suite with panelled bath and shower over, glass shower screen and central mixer tap, WC and pedestal wash basin.

Stairs lead down to an inner hallway where you will find a large kitchen/diner fitted with a range of cream units with wood effect worktops with a bowl and a half sink with drainer and mixer tap, a built-in eye level double oven, an integrated five ring gas hob with extractor hood over and a built-in fridge freezer. The kitchen/diner has a modern tiled floor and ample space for a dining table with a window looking to the rear and French doors leading out to a raised decked area.

There is a further reception room on the lower ground floor which also benefits from double doors to the garden. The room is incredibly versatile and would easily lend itself to a snug, playroom, bedroom, formal dining room, study or a hobby room.

There is a separate utility room fitted with a roll edge work surface incorporating a sink with an integrated washing machine below and further cupboard space. There is also a cloakroom fitted with a WC and wash basin.

From the main entrance hall stairs lead to the first-floor landing providing access to three further bedrooms.

The master bedroom is a large double room located to the rear of the property with a built-in double wardrobe and enjoys a Juliet style balcony. Accompanying the master bedroom is an en-suite shower room comprising of a walk in shower with a tiled surround, WC and pedestal wash basin. Bedroom three is again a good size double room positioned at the rear of the property affording a pleasant outlook. Bedroom Four is a single room overlooking the front aspect of the property.

The garden is accessed via steps down to a lower tier of garden which is laid to lawn. The garden is well positioned to receive the sunlight throughout the day and especially in the evening. Both the kitchen and the additional reception room have doors which lead straight out onto the decking. There is gated side access to the side. To the front of the property there is driveway parking for one car. A paved path leads to the front door which has a useful storm porch. There is a garage fitted with an up and over door with power and light.

There is a mains gas supply to the property with gas fired central heating, a mains water supply, drainage and mains electricity.

Tenure: Freehold  
EPC Rating: C  
Council Tax Band E.

Agents Note: The development has a management charge to maintain the communal areas equating to roughly around £32.00 PCM

Council Tax Band E for the period 01/04/2023 to 31/03/24 financial year is £2,730





# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



First Floor



Lower Ground Floor



Ground Floor



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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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Coburg Crescent, Chudleigh, Newton Abbot

Ref: WNA-385256

Tenure: Freehold

01626 364900

£399,000

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