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*16 Weavers Road, Chudleigh, Newton Abbot, TQ13 0FW*



SOUTHGATE  
— ESTATES —

£240,000







## *16 Weavers Road*

A well-presented, two bedroom coach house situated within a popular new development in the delightful small town of Chudleigh. The property benefits from a garage with an off-road parking space in front, and the internal accommodation briefly consists of an entrance hallway with stairs up to an open-plan living space. Doors then lead to the master bedroom with an en suite, the second bedroom and to the family bathroom.

Chudleigh itself is a charming historic town with many local amenities, including a primary school, convenience stores, an outdoor pool, and various cafes and pubs, including the well-regarded Phoenix restaurant. There are also a number of countryside walks, with Dartmoor only a short drive from the property, as well as Finlake Resort and Spa just over 2 miles away.



Accommodation The front door opens to the entrance hallway which provides stairs rising to the first floor and also offers a built-in storage cupboard. The impressive living space is an open-plan layout, with the kitchen area containing a range of stylish wall and base units with fitted worktops incorporating a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, a dishwasher, a tall fridge freezer and a washing machine. There is also a window to the rear aspect, French doors to the front opening to a Juliet balcony, and a built-in storage cupboard. A door opens into the master bedroom which is a well-proportioned double bedroom enjoying a window to the front aspect and a door opening into the modern en suite shower room. The second bedroom is a further spacious double bedroom which is currently being used as an office, also complemented by a window to the front aspect. Lastly, the main bathroom comprises a bath with a mixer tap and shower over, a close-coupled WC, a pedestal wash basin with a mixer tap over and a skylight allowing ample natural light to the room.





Garage & Parking The property has the advantage of a garage which is serviced by power and lighting with a built-in storage cupboard to the rear. An up-and-over door opens to the parking space.

Property Information Tenure: Freehold. Council tax band: B.

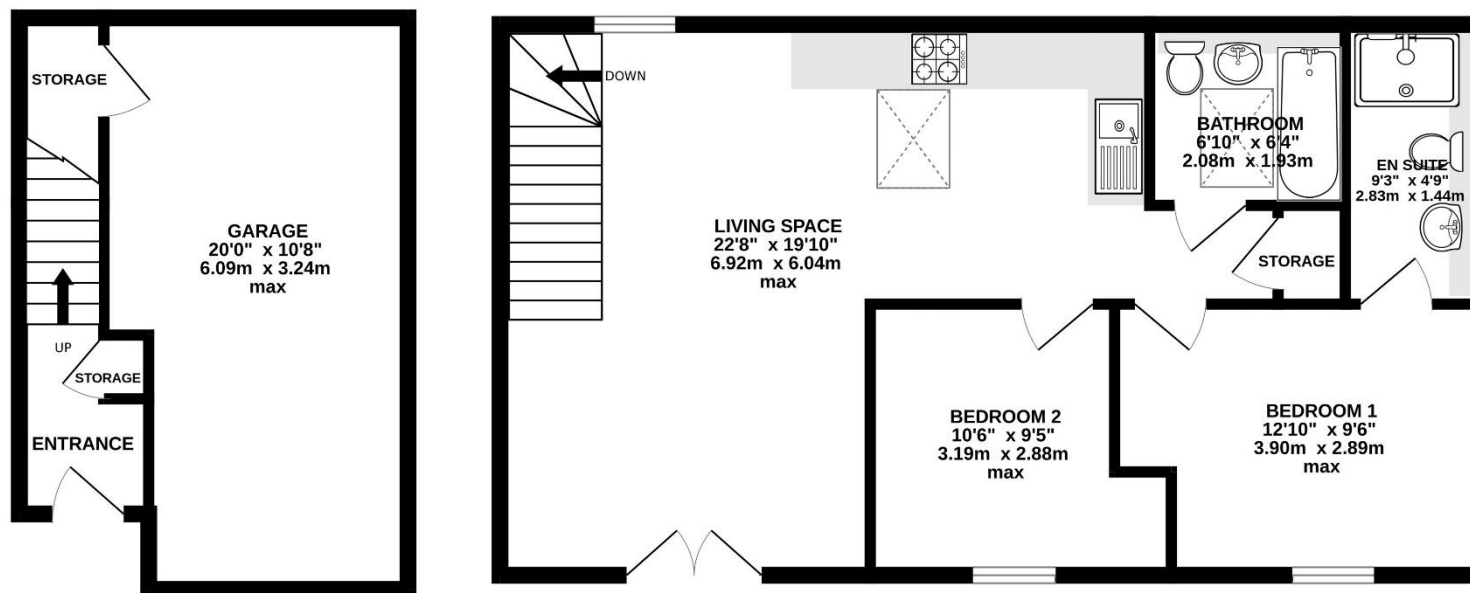


- *2 Double Bedrooms*
- *Coach House*
- *Garage & Parking*
- *Beautifully-Presented*
- *Open-Plan Living Space*
- *Popular Location*



GROUND FLOOR  
260 sq.ft. (24.1 sq.m.) approx.

1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE  
ESTATES

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