

## 45a Woodway Street, Chudleigh - TQ13 0JU

£255,000 Freehold

This beautiful property blends modern living with character and charm, featuring three bedrooms, a kitchen/diner, rear courtyard, front garden and driveway for two vehicles. 3 Year Devon Rule Applies. Tenure: Freehold EPC: 73 C

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge: 4.19m x 4.10m (13'9" x 13'5")

Kitchen/Diner: 4.96m x 2.43m (16'3" x 8'0")

Bedroom: 3.83m x 2.85m (12'7" x 9'4")

Bedroom: 2.85m x 2.79m (9'4" x 9'2")

Bedroom: 5.07m x 4.96m (16'8" x 16'3")

Bathroom: 2.10m x 1.97m (6'11" x 6'6")

### USEFUL INFORMATION:

Three Year Devon Rule Applies

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B (£2074.12 2026/27)

EPC Rating: 73 C

Tenure: Freehold

Predicted Broadband speeds:

Standard: Highest download 17 Mbps

/Highest upload 1 Mbps

Superfast: Highest download 80

Mbps/Highest upload 20 Mbps

Ultrafast: Highest download speed 1000

Mbps/Highest upload 220 Mbps

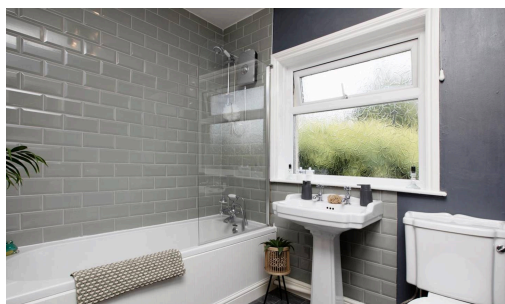


### STEP INSIDE:

Upon entering the property, you will find an entrance hallway with stairs leading to the first floor and a door that opens into the living room. The living room is a warm and welcoming space with wooden flooring and an ornate fireplace creating a focal point. A generous window overlooks the front garden. There is also a door that leads to the kitchen/diner, a lovely room with ample space for a table and chairs. A door leads onto the rear courtyard and a window overlooks the same. The kitchen is equipped with modern cream units, integrated electric oven and gas hob, plus space for a washing machine and fridge/freezer. Additionally, there is an understairs cupboard provides ample storage (currently housing a condensing tumble dryer). Moving to the first floor you will find a spacious and usable landing, two bedrooms, and a beautifully fitted bathroom with a modern bath with shower over, WC and basin. On the second floor is a double bedroom with front and rear Velux windows.



This property is located in a popular residential area, close to the town centre of Chudleigh. Chudleigh is a popular, thriving, country town offering an excellent range of shops and amenities. Including a health centre, library, several inns and restaurants. A primary school, a playgroup and a mother and toddler group. There are churches of most denominations and sporting facilities include horse riding, football, cricket and bowls. The town is ideally situated within easy reach of the coast at Teignmouth and Torbay and of the beautiful Dartmoor National Park. The A38, which by-passes the town, gives easy access to the cities of Plymouth and Exeter and the motorway system. The market town of Newton Abbot is around 5 miles way.



### AGENTS INSIGHT:

"This property is warm and welcoming, there is a generous amount of space spread over three floors. The front garden and rear courtyard are a lovely addition to the accommodation and the two parking spaces are a real treat, there's not many properties like this in Chudleigh with parking!"



**STEP OUTSIDE:** The front garden has been landscaped with low maintenance in mind. Mainly laid to shingle, this lovely seating area is enclosed by fencing, making it suitable for children and pets. A gate leads to the two off-road parking spaces. To the rear of the cottage is a private courtyard, enclosed by a brick wall and fencing with various trees on the boundary. There is an area of patio adjacent to the decking. A gate gives side access.

#### **Driveway**

2 Parking Spaces

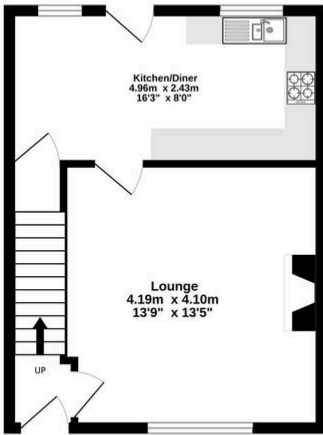
Two off-road spaces on the driveway directly in front of the property.



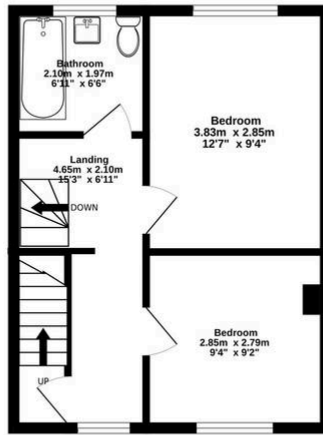
  
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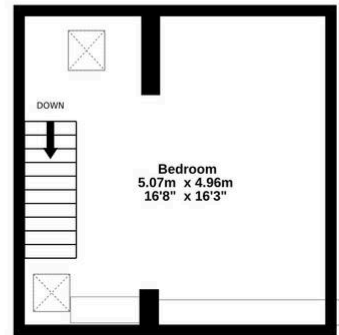
Ground Floor  
32.2 sq.m. (347 sq.ft.) approx.



1st Floor  
32.6 sq.m. (351 sq.ft.) approx.



2nd Floor  
24.6 sq.m. (265 sq.ft.) approx.



TOTAL FLOOR AREA : 89.4 sq.m. (963 sq.ft.) 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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