

SIMPLY GREEN



Lawn Gardens, Chudleigh, Newton Abbot, TQ13 0RB

Newton Abbot - Guide Price £250,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Perfect FTB Home
- 2 Car Parking
- Semi-Detached
- Modernised Throughout
- Ample Storage Solutions
- South-Facing Garden
- 2 Well Proportioned Bedrooms
- Close To Local Amenities
- Leafy Cul-De-Sac
- Desirable Area

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold

Location

Lawn Gardens is situated in the charming and well-established Devon town of Chudleigh, known for its strong community atmosphere, historic character and scenic surroundings. The town offers a range of local amenities including independent shops, convenience stores, cafes, pubs, and essential services such as a library, primary school, health centre and dentist, all within easy reach.

Chudleigh is ideally positioned between the city of Exeter and the market town of Newton Abbot, with excellent road links via the A38 providing easy access to both, as well as to Plymouth, Exeter Airport and the wider motorway network. Regular bus services connect to surrounding towns, while rail connections are available nearby.

The location also benefits from its proximity to beautiful Devon countryside, with scenic walks, local parks and outdoor pursuits on your doorstep. The edge of Dartmoor National Park, Haldon Forest and the River Teign Valley are all close by for leisure, nature and recreation.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage

Local Authority

Teignbridge District Council







Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious hallway providing access to all principal rooms, with ample space ideal for coats and outdoor wear. The well-proportioned kitchen seamlessly connects to the lounge and features a thoughtfully designed layout with high-quality, high-level cabinetry from the renowned Howdens range. It offers generous storage and worktop space, complete with a sink, electric oven, and hob. A window to the kitchen allows an abundance of natural light to fill the space.

The lounge/diner is a generously sized and versatile area, enhanced by French patio doors that flood the room with natural light and provide access to the outdoor space. Additionally, the lounge benefits from a range of electrical outlets, radiator and convenient understairs storage cupboard, ideal for practical household storage.

First Floor Accommodation

To the first floor, the property offers two well-proportioned bedrooms, both of generous size. The principal bedroom is positioned to the front of the property and benefits from a large window that allows plentiful natural light and enjoys attractive views towards Dartmoor. The room is complete with a radiator and ample electrical points. The second bedroom also benefits from similar proportions and amenities.

The family shower room has been modernised to a high standard and features stylish marble-effect wall panelling, creating a contemporary finish. The suite comprises a double shower enclosure, WC, and wash basin, all thoughtfully arranged to maximise both comfort and functionality.

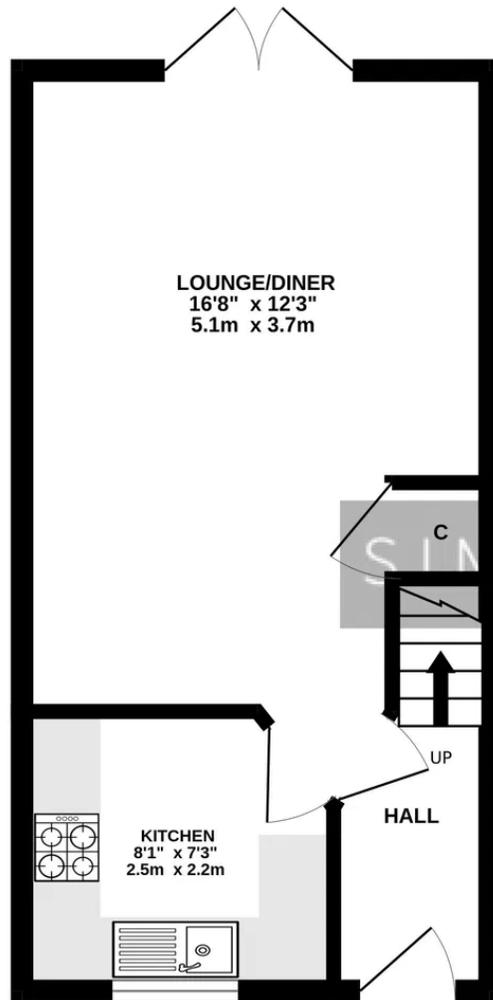
External Features

To the front of the property, there is parking for two vehicles, including the driveway directly in front of the house and an additional space conveniently located space opposite, ideal for visiting guests.

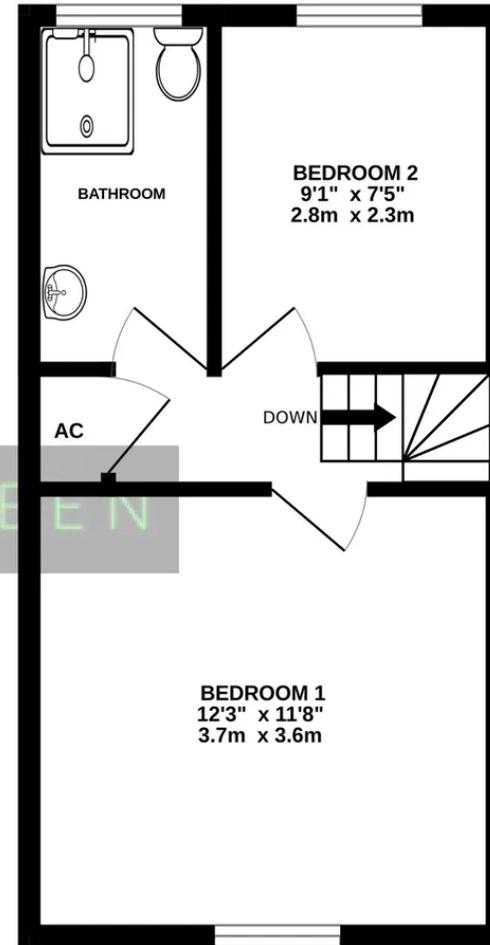
To the rear, the property benefits from a generously sized south-facing garden featuring a combination of patio and lawn areas. Mature shrubbery adds character and privacy, while a side access walkway provides practical and easy access from the front of the property to the rear.



GROUND FLOOR



1ST FLOOR



AT SIMPLY GREEN
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

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REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

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LOCAL COMPANY

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



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