



A modern three-bedroom home offering a spacious living room, fitted kitchen, en-suite principal bedroom and enclosed, landscaped rear garden. Further benefits include a garage, driveway, EV charger and owned solar panels. Ideally suited to modern family living and offered with no onward chain.

2 Grandisson Street | Chudleigh | TQ13 0GH

**complete.**

thoroughly good property agents



PROPERTY TYPE

Link-detached House



SIZE

892 sq ft



LOCATION

Chudleigh



AGE

2025



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking,  
EV Charging (private)



OUTSIDE SPACE

Garden, Patio



EPC RATING

89 B



COUNCIL TAX BAND

D



### in a nutshell...

- Three bedroom link-detached home
- Spacious rear living room
- Modern fitted kitchen
- Principal bedroom with en-suite
- Ground-floor WC and family bathroom
- Beautifully landscaped rear garden
- Garage and driveway parking
- EV charging point and solar panels
- NO ONWARD CHAIN
- Chudleigh







## the details...

From the front door, you enter into a welcoming hallway, with stairs rising to the first floor and useful built-in storage. A convenient ground-floor WC is also accessed from the hallway. The kitchen is positioned at the front of the home and features a range of wall and base units with complementary work surfaces, integrated appliances and space for additional freestanding appliances. Continuing through the hallway, you reach the bright and spacious living room at the rear. This generous reception room enjoys plenty of natural light from the windows and French doors, which open directly onto the garden and provide a seamless connection to the outdoor space.

At the top of the stairs, the landing gives access to three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double and benefits from its own en-suite shower room, comprising a shower enclosure, wash hand basin and WC. Two further bedrooms provide versatile accommodation and could equally suit family members, guests or those requiring a dedicated home office. The family bathroom completes the first-floor accommodation and is fitted with a bath with shower over and glass screen, wash hand basin and WC, complemented by a window allowing natural light.

Externally, the home has an attractive modern façade with a covered entrance and established planting. A driveway runs alongside the property, providing access to the garage, while an EV charging point offers added convenience for electric vehicle owners. The property also benefits from solar panels, which are owned outright. To the rear, the enclosed garden has been thoughtfully landscaped with low-maintenance outdoor living in mind. French doors from the living room lead onto a generous paved patio, creating an excellent setting for al fresco dining and entertaining. Beyond is an artificial lawn with raised planting areas, while timber fencing provides a good degree of privacy and enclosure. There is also a side gate for easy access. The garage provides valuable parking and storage, together with a personnel door allowing direct access from the garden. The property is offered with no onward chain, making it an appealing option for buyers looking for a potentially more straightforward purchase.

Annual service charge - £200 approx



**Approximate Gross Internal Area 892 sq ft - 82 sq m  
(Excluding Garage)**

Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 446 sq ft – 41 sq m

Garage Area 207 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.





## the location...

A typical old Devon town, Chudleigh has numerous narrow lanes and passageways between quaint old cottages. It is located at the end of the Teign Valley, close to the Haldon Hills. Perhaps more to the point is that it is off the main road from Exeter to Plymouth, to which it owes its prosperity as a wool town from the 13th century onwards. Chudleigh is an ideal base for exploring the local countryside, the Dartmoor National Park and the English Riviera. The town has good local facilities including shops, church, public houses and a regarded primary school.

## Shopping

Late night pint of milk: Co-op 7am-10pm 0.7 mile

Town centre: Chudleigh 0.7 mile

Supermarket: 0.7 mile

Exeter: 12.3 miles

## Relaxing

Beach: Teignmouth 8.7 miles

Finlake— spa, riding, swimming pool & gym: 1.8 miles

Golf: Stover 3.9 miles

Haytor, Dartmoor: 7.8 miles

## Travel

Bus stop: Parade 0.6 mile

Train station: Newton Abbot 6.3 miles

Airport: Exeter 15.9 miles

## Schools

Chudleigh C of E Primary School: 0.5 mile

South Dartmoor Community College: 8.9 miles (school bus)

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 0GH**

## how to get there...

From the A38, take the slip road signposted for Chudleigh B3344, take the first left on to Oldway. Follow the road round. On your left will be the new development. Turn on to Oxencombe Road, at the T-junction the property can be found in front of you.







Need a more complete picture? Get in touch with your local branch...

Tel 01626 832 300  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**