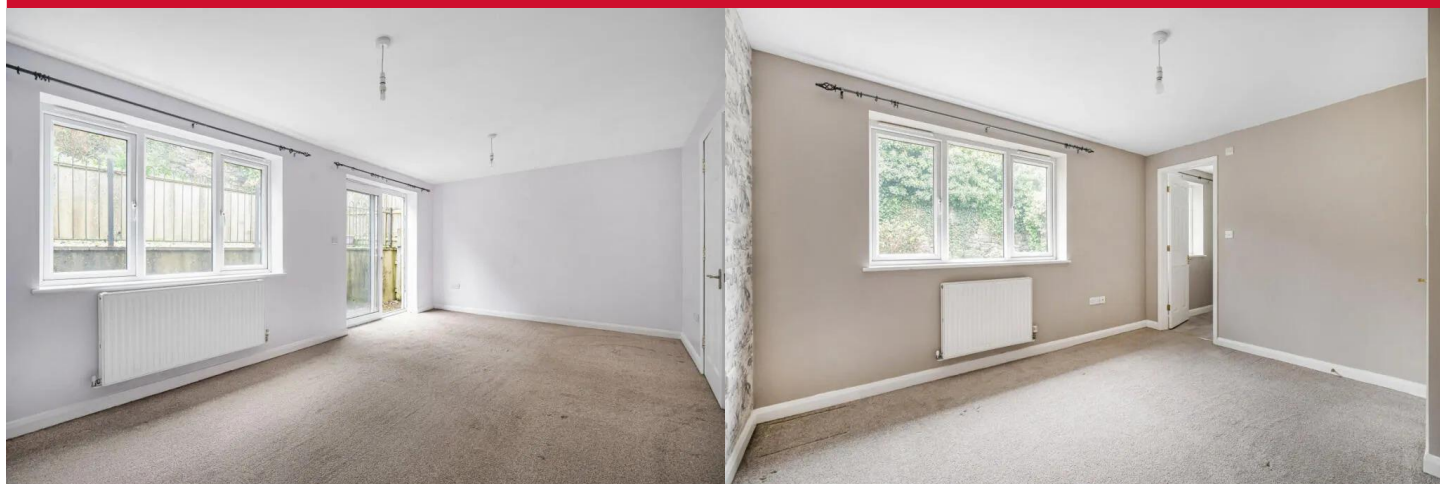


**SAMPLE
MILLS**



**Great Hill Close
Chudleigh
Newton Abbot
Devon**

£350,000
FREEHOLD





**Great Hill Close, Chudleigh,
Newton Abbot, Devon**

£350,000 freehold

Situated at the end of this cul-de-sac is this detached property, built in 2007 by an independent builder, situated on the edge of Dartmoor, just off the charming historical town of Chudleigh with easy access to amenities including shops, doctors, vets, pubs and restaurants, takeaways, church, primary school, library, regular bus service to Exeter plus easy access to the A38 Plymouth to Exeter and the M5 Motorway. It has a population of around 6,000 and is known for its attractive Georgian architecture, narrow lanes, and strong community atmosphere.

The accommodation comprises entrance hall, staircase rising to the first floor where there is a lounge, kitchen/dining room and a cloakroom. On the second floor, there are 3 bedrooms, master en-suite and a family bathroom and w/c.

The property also has gas central heating, uPVC double glazing, integral large garage, utility plus parking and gardens. Being offered with NO CHAIN, viewing is strongly recommended.



First Floor

Part double glazed door through to:

Entrance Hall

Courtesy door through to the garage. Staircase rising to first floor accommodation. Staircase to the second floor. Door to:

Cloakroom

Low flush suite. Pedestal wash-hand basin with tiled splashback. Extractor fan.

Lounge - 5.64m x 3.28m (18'6" x 10'9")

Radiator. TV point. Telephone point. uPVC double glazed window overlooking the rear. uPVC double glazed sliding patio doors to outside.

Kitchen/Dining Room - 5.64m x 3.43m (18'6" x 11'3")

One and a half bowl stainless steel drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splashbacks and tiled walls. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Integrated fridge. Radiator. uPVC double glazed windows to two aspects overlooking the front. TV point. Distant views to Dartmoor. Spotlight points. Door to understairs storage area housing gas boiler for hot water and central heating system.

Second Floor Landing

Hatch to the roof space. Obscure uPVC double glazed window. Built-in shelved cupboard.

Bedroom 1 - 3.66m x 3.31m (12'0" x 10'10")

Double panelled radiator. uPVC double glazed window overlooking the rear garden. TV point. Door to:

En-Suite

Shower cubicle with fitted shower and sliding doors. Pedestal wash-hand basin with splashback. Low level w/c. Heated towel rail. Obscure uPVC double glazed window. Extractor fan. Inset spotlights.

Bedroom 2 - 3.46m x 2.93m (11'4" x 9'7")

Radiator. TV point. Built-in wardrobe. uPVC double glazed window overlooking the front and enjoying distant views again to Dartmoor.

Bedroom 3 - 3.46m x 2.60m (11'4" x 8'6")

Radiator. TV point. uPVC double glazed window enjoying similar views to bedroom 1.

Bathroom

Panelled bath with shower attachment. Wash-hand basin. Low level w/c. Obscure uPVC double glazed window.

Outside

To the front of the property, there is a pathway approach.

To the rear of the property, there is an area which has been laid to patio with steps up to an area laid to gravel and a garden stocked with bushes, plants and shrubs and walled and fenced in.

Garage - 5.72m x 5.60m (18'9" x 18'4")

There is a large integral garage incorporating a utility area under the garage, which has a single drainer sink unit and plumbing for washing machine plus off road parking.

Agent's Note

Council Tax Band: 'D' £2666.73 for 2026/27

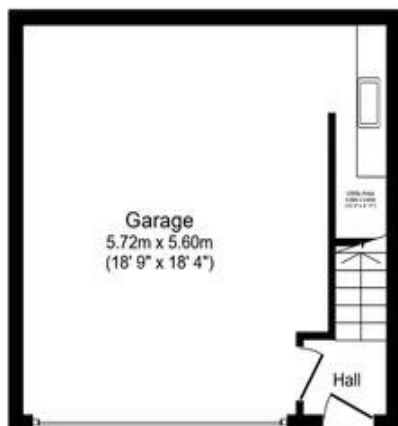
EPC Rating: 'C'

Long Term Flood Risk: Very Low

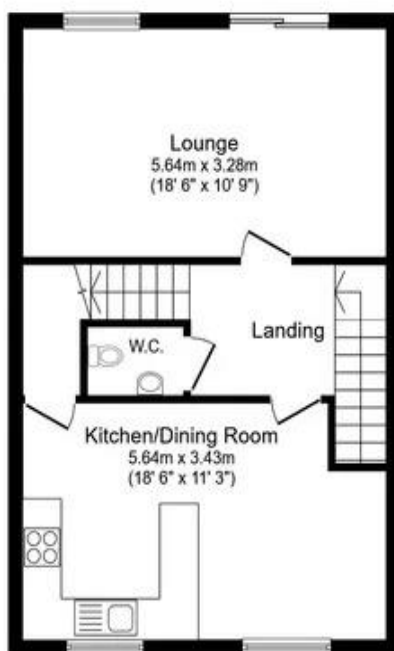
Directions

From our Newton Abbot office, continue following the signs towards Bovey Tracey. Upon reaching the Drumbridges roundabout take the 4th exit continuing onto the A38. Proceed for some distance, taking the turning signposted Chudleigh, continue onto the slip road turning right at the T junction. Continue into the town passing the Police Station on your right hand side and turn left. Continue for a short distance turning first right into Great Hill.

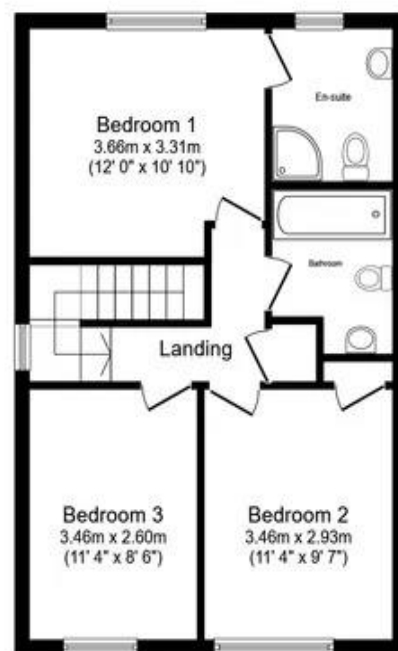




Ground Floor



First Floor



Second Floor

Total floor area: 132 sq.m. (1,417 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove Zoopla.co.uk PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	62 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.