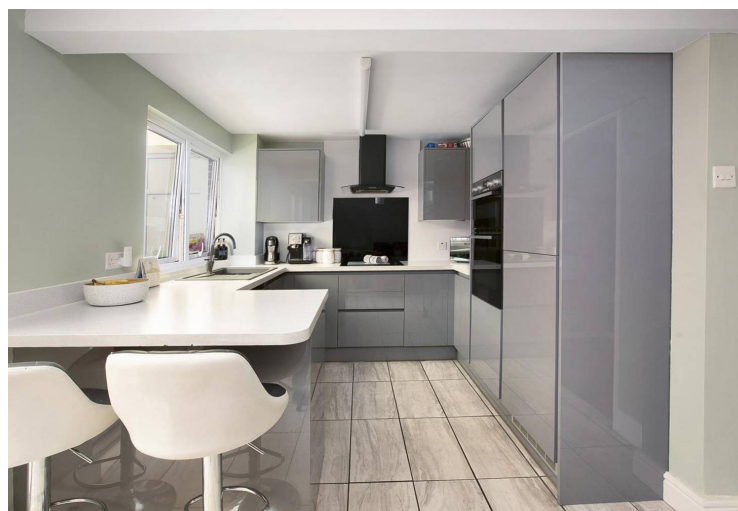




30 Moor View, Chudleigh - TQ13 0JB

£285,000 Freehold

Well-presented family home offering open-plan living, conservatory, private rear garden, three bedrooms plus versatile loft room, and driveway parking, situated in a popular residential location.

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📞 01626 818094

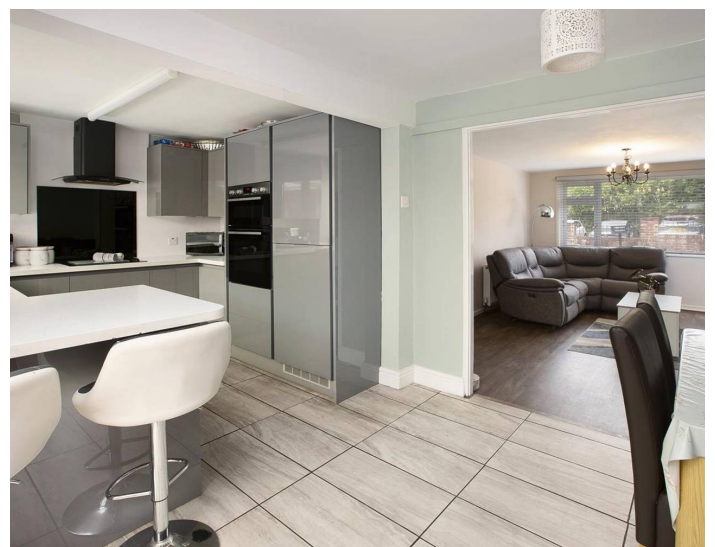
✉ boveysales@chamberlains.co

🏠 50 Fore Street
Bovey Tracey TQ13 9AE



STEP INSIDE:

Step inside this well-presented family home and you are welcomed into the entrance hallway, with a useful storage cupboard housing the boiler. To the left, a door opens into the spacious open-plan living area, beginning with a lounge overlooking the front of the property. This inviting space features a stylish media wall and electric fireplace, perfect for cosy evenings at home. The room flows around in an L-shape to the dining area and kitchen, which is fitted with an integrated fridge freezer, double oven and hob. Sliding doors lead into the conservatory, a versatile space overlooking the rear garden with access to the patio and room for appliances such as a washing machine and tumble dryer. Upstairs, the family bathroom is fitted with a bath, wash basin and WC. There are three bedrooms on this floor, including two generous double bedrooms and a good-sized single bedroom, currently used as a home office but equally suitable as a bedroom or hobby room. On the top floor is a useful loft room, currently used as a playroom and offering flexible additional accommodation.



ROOM MEASUREMENTS:

Lounge: 15'3" x 10'10" (4.65m x 3.30m)
Dining/ kitchen area: 17'3" x 9'2" (5.25m x 2.80m)
Conservatory: 14'4" x 6'11" (4.37m x 2.12m)
Bathroom: 7'10" x 5'6" (2.40m x 1.67m)
Bedroom: 13'1" x 10'0" (4.00m x 3.05m)
Bedroom: 11'6" x 10'11" (3.50m x 3.33m)
Bedroom: 7'7" x 6'11" (2.32m x 2.10m)
Loft room: 14'11" x 13'1" (4.55m x 4.00m)

USEFUL INFORMATION:

Teignbridge District Council
Council Tax Band: B (£2074.12 p.a 2026/2027)
EPC Rating: D
Services: Mains electric, gas, water and drainage.
Tenure: Freehold

AGENTS INSIGHT:

"What stands out about this home is the amount of versatile living space on offer. The open-plan layout creates a fantastic hub for family life, while the conservatory provides an additional reception area overlooking the private garden. The loft room adds valuable flexibility and can be adapted to suit a variety of needs, from a playroom to a home office. Combined with off-road parking and a convenient position within Chudleigh, this is a property that will appeal to a wide range of buyers."



STEP OUTSIDE:

Stepping out from the conservatory, you are welcomed onto a patio area, perfect for outdoor furniture, al fresco dining, or simply relaxing in the sunshine. This space provides an excellent extension of the living accommodation and is ideal for both entertaining and everyday enjoyment. Steps lead down to a lawned garden bordered by mature greenery, creating a private and peaceful outdoor space. The garden also benefits from a useful shed, providing practical storage for tools and outdoor equipment. To the front of the property, there is a private driveway providing off-road parking for one vehicle.



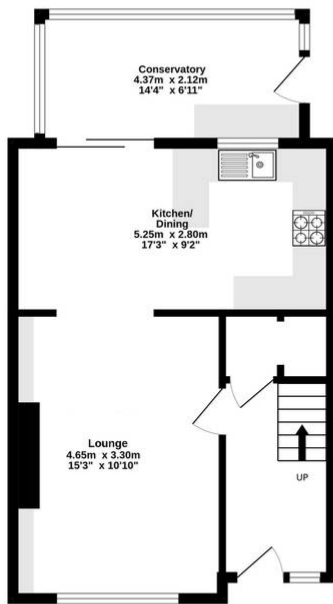
This property is located in a popular residential area, close to the town Centre of Chudleigh. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health Centre, library, several inns and restaurants. A pre-school, primary school, a playgroup and 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 away.

PLEASE NOTE: 3 Year Devon Rule Applies.

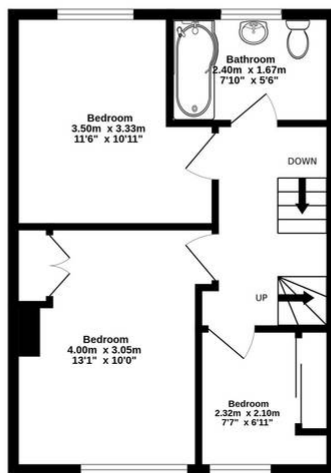
Prospective purchasers of former Council properties in one of the designated rural areas of Teignbridge must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase.

If there are two purchasers, only one person has to satisfy this requirement.

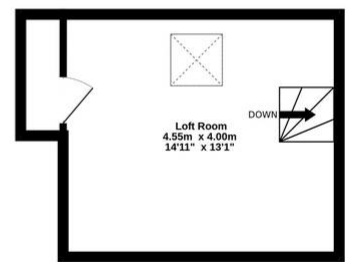
Ground Floor
47.4 sq.m. (510 sq.ft.) approx.



1st Floor
39.1 sq.m. (421 sq.ft.) approx.



Loft Room
19.6 sq.m. (211 sq.ft.) approx.



TOTAL FLOOR AREA : 106.1 sq.m. (1142 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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Contact Us...

📞 01626 815815

✉️ teignmouthsales@chamberlains.co

🏠 6 Wellington Street
Teignmouth TQ14 8HH

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