



A beautifully presented three-bedroom home enjoying a cul-de-sac position with far-reaching countryside views to the rear. Offering a spacious living room, modern kitchen/dining room with balcony, principal bedroom with en-suite, pretty cottage style landscaped gardens, carport parking and excellent outdoor entertaining space, this property combines comfort, style and practicality.

9 Mistletoe View | Chudleigh | TQ13 0GL



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

834 sq ft



LOCATION

Chudleigh



AGE

2021



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking, Carport



OUTSIDE SPACE

Garden, Patio



EPC RATING

84 B



COUNCIL TAX BAND

C



### in a nutshell...

- Beautifully presented three-bedroom home
- Cul-de-sac position with far-reaching countryside views to the rear
- Spacious living room filled with natural light
- Modern kitchen/dining room
- French doors opening onto a decked balcony
- Ground-floor cloakroom/WC
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Landscaped rear garden with mature planting
- Chudleigh





## the details...

Entering through the front door, you are welcomed into an entrance hall, with stairs rising to the first floor and a useful built-in storage cupboard. A door from the hall leads into the well-proportioned living room, a comfortable and inviting reception space enjoying plenty of natural light from a large window. From the living room, the accommodation opens into the spacious kitchen/dining room, which spans the full width of the property. This bright and sociable space features a modern fitted kitchen with a range of wall and base units, generous worktop space and room for appliances. There is ample space for a family dining table, while French doors open onto a balcony overlooking the beautifully landscaped garden and taking full advantage of the far-reaching countryside views beyond. A useful lobby positioned between the kitchen and lounge provides access to the ground-floor cloakroom/WC and a useful storage cupboard, completing the accommodation on this level.

Ascending to the first floor, a central landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double room and benefits from a modern en-suite shower room fitted with a shower enclosure, wash hand basin and WC. There are two further bedrooms, comprising a comfortable double bedroom and a versatile single bedroom, ideal for a range of uses including a nursery, dressing room or home office. Serving the remaining bedrooms is a contemporary family bathroom comprising a panelled bath, wash hand basin and WC. The first floor offers well-balanced accommodation.

Externally, the property benefits from an attractive and well-maintained setting, enjoying a cul-de-sac position with far-reaching countryside views. To the front, there is a covered carport providing off-road parking for two vehicles, together with a useful storage area. To the rear, the property features a beautifully landscaped cottage style garden. Immediately outside the kitchen/dining room is a decked balcony and seating area, creating an ideal space for outdoor dining and entertaining while taking full advantage of the stunning rural outlook. Steps lead down to a paved patio and further garden areas, which have been thoughtfully planted with a variety of mature shrubs, flowering borders and ornamental planting, providing colour and interest throughout the seasons. The garden offers a wonderful balance of usable outdoor space and attractive landscaping; all set against a backdrop of rolling countryside views.



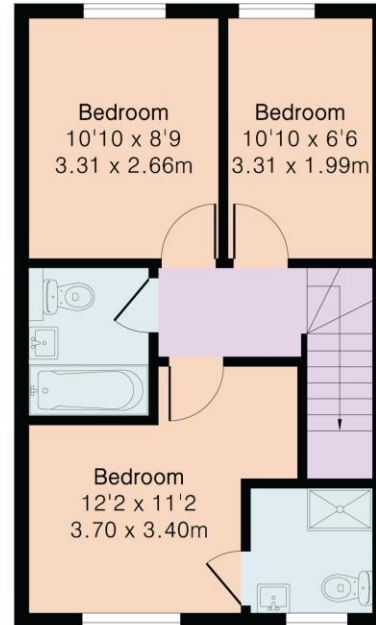
## Approximate Gross Internal Area 834 sq ft - 78 sq m

Ground Floor Area 417 sq ft – 39 sq m

First Floor Area 417 sq ft – 39 sq m



Ground Floor



First Floor



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

Town Centre: Co Op 0.2 mile

City: Exeter 11.8 miles

## Relaxing

Beach: Teignmouth 7. miles

Finlake spa, horse riding & gym: 2.2 miles

Haytor: 8.4 miles

Golf: Stover 4.4 miles

## Travel

Bus stop: Top of the road

Train station: Newton Abbot 6.7 miles

Main travel link: A380 2 miles

Airport: Exeter 13.7 miles

## Schools

Chudleigh C of E Primary: 0.6 miles

Teign School: 4.8 miles

South Dartmoor College: 9.6 miles

Please check Google maps for exact distances and travel times. **Property postcode:** [TQ13 0GL](#)

## how to get there...

Entering Chudleigh on the B3344 proceed past The Parade into Fore Street and continue into New Exeter Street. Take the first right onto Mistletoe View. Follow the road and the property can be found on your left.





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

Tel [01626 832 300](tel:01626832300)  
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.**