

**SAMPLE
MILLS**



**Colway Lane
Chudleigh
Newton Abbot
Devon**

£325,000
FREEHOLD





Colway Lane, Chudleigh, Newton
Abbot, Devon

£325,000 freehold

This mature detached bungalow situated on the edge of Chudleigh has been recently renovated and comprises an entrance porch, utility room, kitchen, dining area and lounge opening through to the sitting room. There is a door leading into the inner hallway, where there are 2 bedrooms and a bathroom, together with a further area leading onto the garden room.

The property also has electric heating, double glazing and a garage plus off road recently laid new resin driveway.

Situated on the edge of 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.



uPVC double glazed door with side screen opening through to:

Porch

Door to:

Utility Room - 3.12m x 1.70m (10'3" x 5'7")

Plumbing for washing machine. Fitted work top. Hot water cylinder. Power and light.

Kitchen - 3.66m x 2.01m (12'1" x 6'7")

One and a half bowl inset single drainer sink unit with mixer taps. Fitted base units. Worktop surface areas. Electric cooker point. Electric wall heater. Partly tiled walls. Tiled floor. uPVC double glazed window to two aspects overlooking the field and enjoying countryside views beyond. Ceiling lights. Extractor hood. Door through to:

Dining Room - 3.68m x 3.46m (12'1" x 11'4")

Wall mounted electric log effect fire. uPVC double glazed window enjoying similar views to the kitchen. Telephone point. Door to inner hall. Opening through to:

Lounge - 4.06m x 3.68m (13'4" x 12'1")

TV point. Electric wall heater. uPVC double glazed window overlooking the field and countryside beyond.

Inner Hall

Hatch to the roof space. Doors off to:

Bedroom 1 - 4.06m x 3.75m (13'4" x 12'4")

Electric wall heater. Feature fireplace with mantle over. uPVC double glazed window overlooking the garden.

Bedroom 2 - 3.25m x 3.12m (10'8" x 10'3")

Electric wall heater. uPVC double glazed window to front aspect.

Bathroom

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Electric wall heater. Obscure uPVC double glazed window. Extractor fan.

Garden Room - 4.47m x 3.76m (14'8" x 12'4")

Two electric wall heaters. uPVC double glazed. Views over the field and countryside beyond and garden. uPVC double glazed sliding patio doors leading to outside.

Outside

To the front of the property, there is a patio area where there is outside lighting and an area stocked with plants and raised borders stocked with flowering bushes and shrubs.

Sweeping to the rear, there is a garden laid to lawn, which leads onto a further garden which is again predominately laid to lawn with surrounding raised borders laid to chippings with shrubs, trees and plants. Steps lead back up to to the garden room from the garden.

There is a further outbuilding and a summerhouse to the rear and a resin pathway, with a gate, that provides access back up to the front, where there is a garage plus off road parking on a new resin driveway.

Garage - 4.87m x 2.58m (16'0" x 8'6")

Metal up and over door.

Agent's Note

Council Tax Band: 'C' £2370.42 for 2026/27

EPC Rating: 'E'

Long Term Flood Risk: Very Low

There is also a septic tank.





Total floor area: 111.7 sq.m. (1,202 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 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.