



## 22 Moor View, Chudleigh - TQ13 0JB

£265,000 Freehold

A well-presented three-bedroom home offering spacious living accommodation, a modern fitted kitchen, driveway parking for two vehicles and a generous rear garden with useful outbuildings.

  
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#### STEP INSIDE:

Entering the property through the porch, there is a useful space for coats and shoes before stepping into the entrance hallway. A door to the left leads into the lounge, a comfortable and inviting room overlooking the front of the property with ample space for a range of furniture, making it an ideal place to relax. From the lounge, a doorway opens into the dining room, providing plenty of space for family dining and entertaining. The kitchen can be accessed from both the dining room and hallway and has been recently updated with a modern range of units. Integrated appliances include a fridge/freezer, washing machine and dishwasher. The kitchen enjoys pleasant views over the rear garden and benefits from a side door providing additional access outside. On the first floor, the family bathroom comprises a bath with overhead shower, WC and wash hand basin. Bedroom Two is a generous double bedroom offering plenty of space for furniture. The principal bedroom is another spacious double room and benefits from a built-in storage cupboard. Bedroom Three is a well-proportioned single bedroom, ideal as a child's room, home office or guest room.



## ROOM MEASUREMENTS:

Lounge: 14'9" x 10'10" (4.50m x 3.30m)  
Dining Room: 9'10" x 9'5" (3.00m x 2.86m)  
Kitchen: 11'7" x 9'11" (3.53m x 3.02m)  
Bedroom: 14'9" x 10'0" (4.50m x 3.05m)  
Bedroom: 14'7" x 10'11" (4.45m x 3.33m)  
Bedroom: 9'10" x 7'10" (3.00m x 2.40m)  
Bathroom: 6'5" x 5'8" (1.95m x 1.72m)  
Outbuilding: 12'2" x 5'11" (3.70m x 1.80m)  
WC: 5'11" x 3'3" (1.80m x 1.00m)

## USEFUL INFORMATION:

Teignbridge District Council  
Council Tax Band A (£1777.82 p.a  
2026/27)

EPC Rating: C

Services: Mains electric, gas, water and  
drainage.

Tenure: Freehold

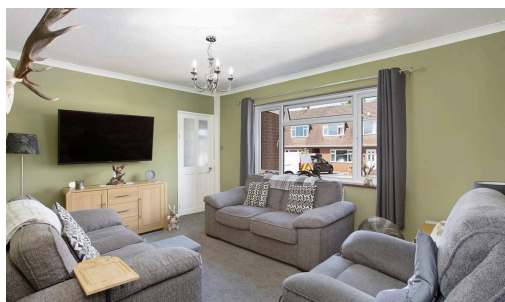
## AGENTS INSIGHT:

"This well-presented home has been thoughtfully updated by the current owners, with a modern kitchen and versatile living accommodation that is ready to move straight into. The generous rear garden offers excellent outdoor space, with plenty of potential for entertaining, hobbies, storage or future landscaping to suit a buyer's needs."



## STEP OUTSIDE:

To the front of the property is a driveway providing off-road parking for two large vehicles, together with a convenient bin storage area. A side gate gives access to the rear garden. Stepping out from the dining room, you are greeted by a patio seating area, perfectly positioned for outdoor dining and enjoying the sunshine. Further from this the garden is laid to lawn, creating an excellent space for children, pets and gardening enthusiasts alike. A powered garden shed with lighting provides useful storage or workshop space, while a paved pathway runs along the side of the property leading to an outbuilding with a functioning WC. At the far end of the garden are former kennel structures set on a concrete base. This area offers excellent potential for a variety of uses, including additional storage, a workshop area, hobby space, or future landscaping opportunities, subject to a buyer's requirements.



## LOCATION:

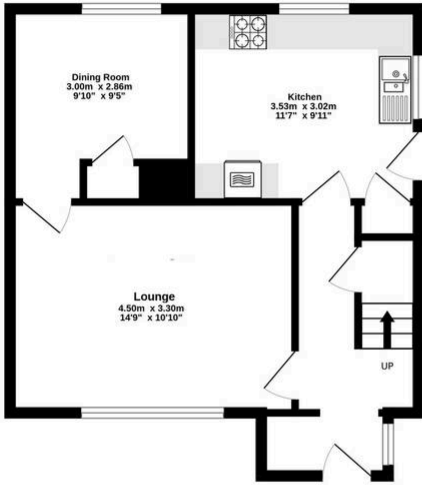
This property is located in a popular residential area, close to the town Centre of Chudleigh. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health Centre, library, several inns and restaurants. A pre-school, primary school, a playgroup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

**PLEASE NOTE:** 3 Year Devon Rule Applies.

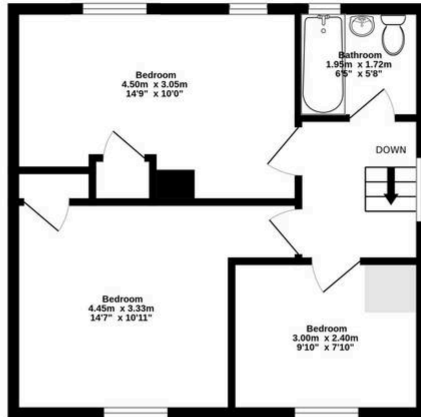
Prospective purchasers of former Council properties in one of the designated rural areas of Teignbridge must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase.

If there are two purchasers, only one person has to satisfy this requirement. The restriction is intended to suppress the price of the property thereby making the

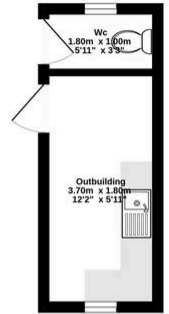
Ground Floor  
42.7 sq.m. (460 sq.ft.) approx.



1st Floor  
49.9 sq.m. (539 sq.ft.) approx.



Outbuilding  
8.5 sq.m. (91 sq.ft.) approx.



**TOTAL FLOOR AREA : 92.0 sq.m. (991 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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