



## 70 New Exeter Street, Chudleigh - TQ13 0DA

£450,000 Freehold

A spacious period townhouse conveniently located near the centre of Chudleigh, featuring off-road parking, a private garden, five bedrooms, a sizeable en-suite bathroom, a kitchen/dining/living room, and a lounge with a warming wood burner. Tenure: Freehold. EPC 65 D

  
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Bovey Tracey TQ13 9AE

## ROOM MEASUREMENTS:

Lounge: 4.67m x 3.73m (15'4" x 12'3")

Kitchen/Dining/Living Room: 5.83m x 5.62m (19'2" x 18'5")

Main Bedroom: 4.98m x 3.76m (16'4" x 12'4")

En-suite: 3.45m x 2.86m (11'4" x 9'5")

Bedroom: 3.80m x 3.76m (12'6" x 12'4")

Bedroom: 3.70m x 3.50m (12'2" x 11'6")

Bedroom: 2.86m x 2.57m (9'5" x 8'5")

Bedroom: 2.82m x 2.5m (9'3" x 8'2")

Bathroom: 2.14m x 1.90m (7'0" x 6'3")

## USEFUL INFORMATION:

Heating: Gas central heating (Boiler installed 2012/2013)

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D (£2666.73 2026/27)

EPC Rating: 65 D

Tenure: Freehold

The property is within a Conservation Area.

Predicted Broadband speeds:

Standard: Highest download 17 Mbps

/Highest upload 1 Mbps

Superfast: Highest download 80

Mbps/Highest upload 20 Mbps

Ultrafast: Highest download speed 1000

Mbps/Highest upload 200 Mbps

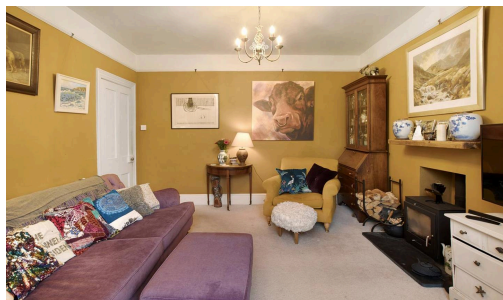


## STEP OUTSIDE:

From the kitchen, you step out onto a patio seating area with steps ascending to the rest of the garden. The garden, which is primarily laid to lawn, features a variety of shrubs and trees, offering a private and serene atmosphere. A side gate provides direct access to the two allocated parking spaces.

## AGENTS INSIGHT

"This wonderful family home is truly impressive! It offers generous accommodation throughout, featuring a fantastic kitchen/dining/living room that's perfect for family gatherings and entertaining. The main bedroom includes a stunning en-suite bathroom that is remarkably spacious. Additionally, the house boasts a private garden and two off-road parking spaces, which is rare to find in the centre of Chudleigh. A viewing is a must!"



## LOCATION:

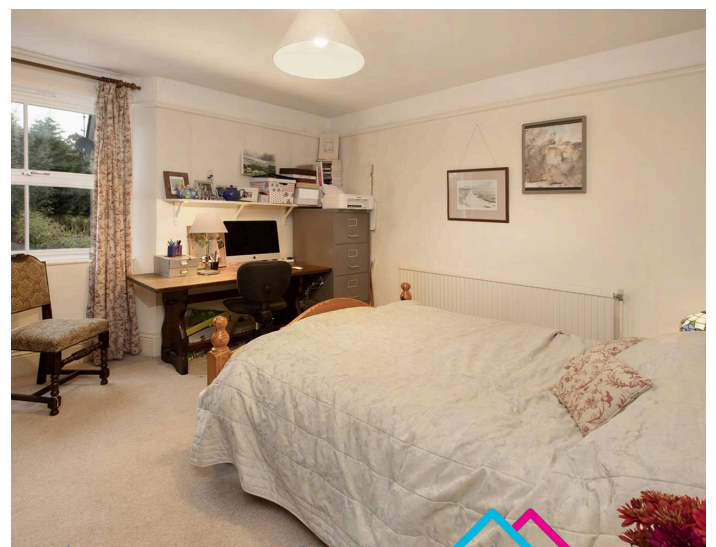
This property is located in a popular residential area, close to the town centre of Chudleigh. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health centre, library, several inns and restaurants. A primary/junior school, a playgroup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



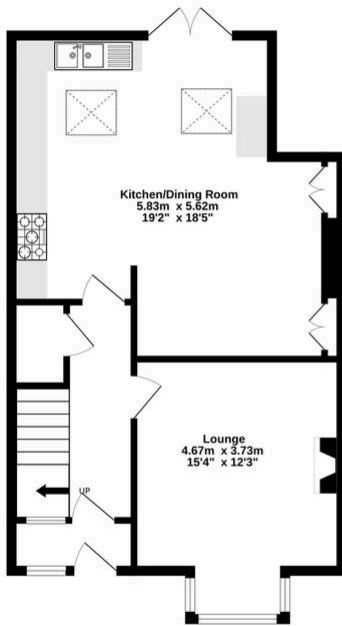
### STEP INSIDE:

Upon entering the property, you are welcomed by a porch providing an ideal space for coat and shoe storage. Transitioning from the porch, the entrance hallway showcases characterful engineered Oak flooring and is accompanied by a staircase leading to the first-floor landing. A spacious storage cupboard resides beneath the staircase. The living room, a comfortable space situated at the front of the property, boasts a square bay window that overlooks the front aspect. Additionally, a multi fuel burning stove within the living room serves as a focal point, offering a captivating supplementary heat source during the winter months. The kitchen/dining/living room is a spacious and inviting area with tiled flooring; truly the central hub of this property, boasting ample room for a sizeable dining table as well as plenty of space for a sofa, making this a truly sociable area. The kitchen is outfitted with a selection of wooden units and a granite worktop. There is an electric Range style cooker (available by negotiation), complemented by an extractor hood above and an integrated dishwasher. The layout features a sink and drainer strategically placed to offer pleasant garden views. Additionally, there is a wooden worktop on the other side of the kitchen with ample space below for two appliances, along with extra storage units and room for a fridge/freezer. Built-in cupboards enhance the storage options, with one cabinet encasing the gas boiler. French doors lead out to the rear garden which not only brings in extra light but also makes entertaining al fresco more convenient.

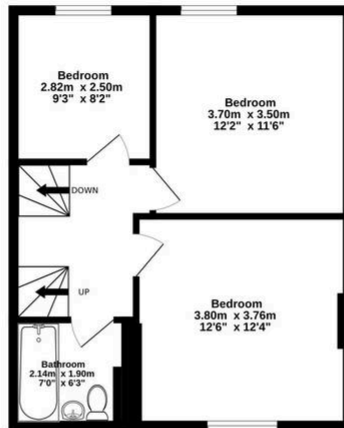
Located on the first-floor landing are three bedrooms – two spacious double rooms and a sizeable single room. Additionally, there is a family bathroom on this level comprising a panelled bath with a shower attachment. The second floor reveals another single room and the main bedroom, distinguished by its generous dimensions and an array of built-in wardrobes. Further storage is provided by the airing cupboard and loft void. The main bedroom boasts an exceptional en-suite, a sizeable room with a spacious bath, and a separate shower unit. There is also access to a sizeable boarded attic above.



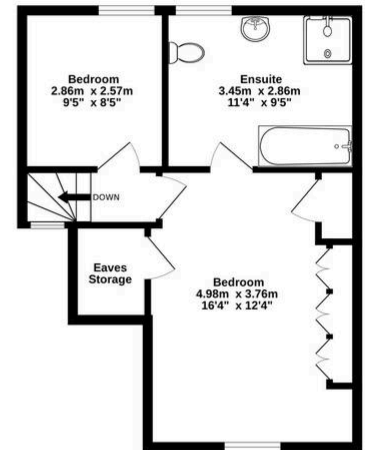
**Ground Floor**  
54.9 sq.m. (591 sq.ft.) approx.



**1st Floor**  
44.1 sq.m. (474 sq.ft.) approx.



**2nd Floor**  
40.5 sq.m. (436 sq.ft.) approx.



**TOTAL FLOOR AREA : 139.5 sq.m. (1501 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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