



A well-presented two-bedroom modern home featuring a spacious living room, contemporary kitchen diner, downstairs WC, two bedrooms with built-in wardrobes, modern bathroom, enclosed rear garden, and two allocated parking spaces with gated rear access. NO ONWARD CHAIN.

31 Coburg Crescent | Chudleigh | TQ13 0PB





PROPERTY TYPE

End Terrace House



SIZE

828 sq ft



LOCATION  
Chudleigh



AGE

2015



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

81 B



COUNCIL TAX BAND

C



### in a nutshell...

- Modern end terrace home
- Two double bedrooms
- Spacious living room
- Contemporary fitted kitchen
- Downstairs cloakroom/WC
- Modern family bathroom
- Enclosed rear garden
- Two allocated parking spaces
- Chudleigh
- NO ONWARD CHAIN



## the details...

The ground floor is centred around a spacious living room and a modern rear kitchen diner, creating a practical and welcoming layout. The living room is bright and neutrally decorated, with stairs rising to the first floor and useful under-stairs storage. To the rear, the contemporary kitchen diner is fitted with shaker-style units, wood-effect worktops, integrated cooking appliances, and space for white goods, with direct access to the garden. A downstairs WC completes the ground floor accommodation.

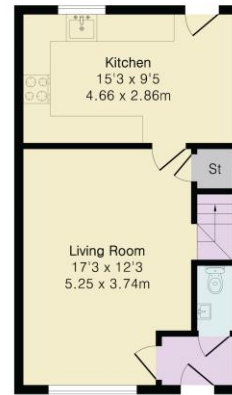
Upstairs, the property offers two well-proportioned bedrooms, both benefiting from built-in wardrobes, along with a modern family bathroom fitted with a white three-piece suite, shower over bath and stylish tiling. Additional storage cupboards are located off the landing.

Externally, the property forms part of a modern terrace in an elevated position within the development. To the rear is an enclosed lawned garden with a paved patio area and fenced boundaries, the front of the property enjoys a pleasant outlook towards greenery and mature trees. The property also benefits from two allocated parking spaces located behind the property with gated rear access.

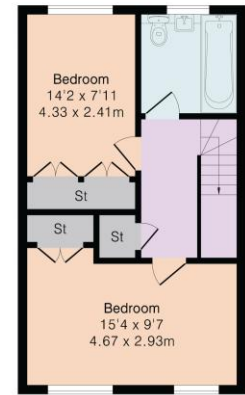
### Approximate Gross Internal Area 828 sq ft - 76 sq m

Ground Floor Area 414 sq ft - 38 sq m

First Floor Area 414 sq ft - 38 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 rooms, 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.

complete.

Half yearly service charge - £311 approx.

NO ONWARD CHAIN



## 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 0.6 miles

City: Exeter 13 miles

### Relaxing

Beach: Teignmouth 8.4 miles

Finlake spa, horse riding & gym: 1.5 miles

Golf: Stover 4.2 miles

### Travel

Bus stop: 0.1 mile

Train station: Newton Abbot 6.7 miles

Main travel link: A38 0.6 miles

Airport: Exeter 15.5 miles

### Schools

Chudleigh C of E Primary: 0.6 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 0PB

## how to get there...

From the A38, take the Chudleigh exit and head up B3344. Turn left into Coburg Crescent. Follow the road round to the left and down to the end. The property can be found at the end of terraces down the footpath on the left.

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