



30 Clifford Street, Chudleigh - TQ13 0LE

£179,500 Freehold

- Located in the town of Chudleigh
- End of Terraced Cottage
- Living Room with Fireplace
- Kitchen and Downstairs Bathroom
- Two Double Bedrooms
- Courtyard Garden to the Rear
- ** CHAIN FREE **
- Short Walk to Chudleigh Shops & Amenities
- Investment Opportunity
- Tenure: Freehold / EPC Rating: D


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 10' 6" x 9' 2" (3.2m x 2.79m)

Kitchen: 10' 8" x 8' (3.25m x 2.44m)

Bathroom: 8' x 5' 10" (2.44m x 1.78m)

Bedroom: 1 10' 8" x 9' (3.25m x 2.74m)

Bedroom: 2 11' x 7' 10" (3.35m x 2.39m)

USEFUL INFORMATION:

Heating: Gas Central Heating

Services: Mains water, drainage and electricity.

Local Authority: Teignbridge District Council

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

EPC Rating: D

Tenure: Freehold



AGENTS INSIGHT:

"A charming cottage offering surprisingly spacious accommodation, including two good-sized double bedrooms and a well-equipped kitchen. The sunny courtyard garden provides a wonderful outdoor retreat, perfect for enjoying warmer days. It is situated within a stones throw of the town centre. Perfect for a first time buyer or someone wanting close proximity to amenities within easy walking distance. "

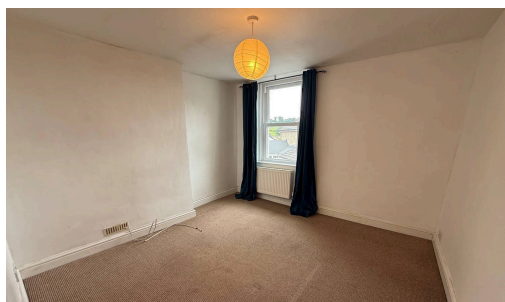
STEP OUTSIDE:

To the front of the property, a pathway leads to the front entrance and continues to the rear garden. Directly behind the house is a useful area providing space for bin storage and general garden storage. Across the pathway is the main garden, designed as a paved courtyard with a low wall overlooking neighbouring gardens. This delightful outdoor space enjoys a sunny aspect and provides an ideal spot for relaxing or entertaining.



LOCATION:

Chudleigh is a popular town offering an excellent range of shops and amenities including a health centre, library, several inns and restaurants. There is also a primary/junior school, a playgroup, mother and toddler group and churches of most denominations. 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 bypasses the town, gives easy access to the cities of Plymouth and Exeter and the motorway system. The market town of Newton Abbot is just some 5 miles distance.





STEP INSIDE:

Upon entering the property, you are welcomed into the entrance hall, which benefits from an open storage cupboard, ideal for coats and shoes. To the right is the ground floor bathroom, fitted with a bath and overhead shower, WC, and wash hand basin. The room also houses the property's gas-fired boiler. Returning to the entrance hall, a door to the left leads into the kitchen. This well-proportioned room offers a range of base units providing ample cupboard and drawer storage, along with a built-in oven and gas hob. There is also space and plumbing for a washing machine, tumble dryer, dishwasher, and fridge freezer. A doorway from the kitchen opens into the lounge, a comfortable reception room overlooking the front of the property and featuring an attractive open fireplace as its focal point. Back in the kitchen, traditional cottage-style stairs rise to the first floor, where there are two generous double bedrooms. The principal bedroom overlooks the front of the property, while the second bedroom, of a similar size, enjoys views to the rear.





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 will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.