



This two-bedroom home with spacious living room, fitted kitchen and separate utility room. Offers two double bedrooms, modern shower room and separate WC. Generous front and rear gardens. Offered with NO ONWARD CHAIN and subject to the Three-Year Devon Rule.

5 Colway Lane | Chudleigh | TQ13 0LA

**complete.**

thoroughly good property agents



PROPERTY TYPE

End Terrace House



SIZE

790 sq ft



LOCATION

Chudleigh



AGE

1950s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

63D



COUNCIL TAX BAND

B



### in a nutshell...

- Two double bedrooms
- Spacious and light-filled living room
- Fitted kitchen
- Utility room
- Modern shower room
- Separate WC
- Generous plot size
- Would benefit from modernisation
- NO ONWARD CHAIN
- Three Year Devon Rule





## the details...

To the front of the property is an entrance hallway providing access to the main rooms and staircase rising to the first floor.

A spacious and light-filled living room, offering ample space for both lounge and dining furniture, making it an ideal area for relaxing or entertaining.

A fitted kitchen comprising a range of wall and base units with worktop surfaces and space for appliances, providing a practical setting for everyday use.

A useful separate utility room is located off the kitchen, offering additional storage and laundry space, with access to the outside.

The first floor provides comfortable sleeping accommodation, comprising two well-proportioned bedrooms and a modern shower room.

The main bedroom is a generous double room with plenty of space for bedroom furniture, while the second bedroom is also a good size, ideal for a guest room, child's bedroom or home office.

Completing the first floor is a contemporary shower room fitted with a walk-in shower enclosure and wash hand basin, with a separate WC.

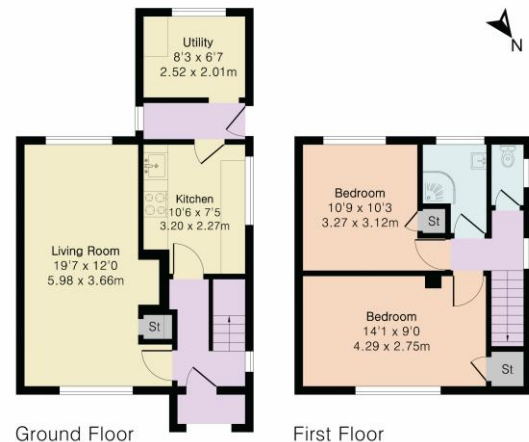
Externally, the property benefits from a generous front garden laid mainly to lawn with a pathway leading to the main entrance, creating an attractive approach.

To the rear is a good-sized enclosed garden offering a combination of lawn and patio/gravel seating areas, ideal for outdoor dining and entertaining. The garden also includes useful outbuildings/sheds providing additional storage.

### Approximate Gross Internal Area 790 sq ft - 74 sq m

Ground Floor Area 438 sq ft - 41 sq m

First Floor Area 352 sq ft - 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, 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.

Offered to the market with NO ONWARD CHAIN, this property would benefit from modernisation and is also subject to the Three-Year Devon Rule, making it an excellent opportunity for buyers seeking a straightforward purchase.



## 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 0.2 mile

City: Exeter 11.8 miles

### Relaxing

Beach: Teignmouth 7. miles

Finlake spa, horse riding & gym: 2.2 miles

Golf: Stover 4.4 miles

### Travel

Bus stop: 0.2 mile

Train station: Newton Abbot 6.7 miles

Main travel link: A380 2 miles

Airport: Exeter 13.7 miles

### Schools

Chudleigh C of E Primary

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 0LA

## how to get there...

Entering Chudleigh on the B3344 proceed past The Parade into Fore Street and continue into New Exeter Street. Take the first left onto Colway Lane. Follow the road half way down and the property can be found on your left.

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