

**SAMPLE
MILLS**



**Millstream Meadow
Chudleigh
Devon**

**OFFERS OVER
£299,000**

FREEHOLD





Millstream Meadow, Chudleigh,
Devon

Offers over £299,000 freehold

A modern 3 bedroom detached property situated in the charming historical town of Chudleigh with easy access to amenities including shops, doctors, vets, pubs and restaurants, takeaways, church, primary school, library, regular bus service to Exeter plus easy access to the A38 Plymouth to Exeter and the M5 Motorway.

The internal accommodation comprises entrance hall, downstairs cloakroom, kitchen/breakfast room with integrated appliances, lounge with access to the rear garden, 3 bedrooms and a family bathroom.

Further benefits include uPVC double glazing, gas central heating, some underfloor heating, gardens plus off road parking.

Viewing is highly recommended. **NO ONWARD CHAIN.**



Part double glazed door opening through to:

Entrance Hall

Tiled floor. Cabinet housing radiator. Staircase rising to first floor. Digital thermostat. Telephone point. Underfloor heating. Door to:

Cloakroom and w/c

Low flush suite. Single panelled radiator. Wall mounted wash-hand basin. Obscure uPVC double glazed window. Underfloor heating. Fuse board. Tiled floor.

Kitchen/Breakfast Room – 2.77m x 2.66m (9'1" x 8'9")

Inset 1½ bowl stainless steel sink unit. Fitted matching wall and base units with LED lighting to the plinths and under kitchen units. Granite worktop surface areas integrating the drainer. Built-in 4 ring gas hob with extractor hood above. Built-in electric oven. Integrated microwave. Integrated washing machine. Integrated fridge/freezer. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window. Tiled floor. Partly tiled walls. Italian porcelain tiling. Inset spotlights. Breakfast bar. Underfloor heating.

Lounge/Dining Room – 4.94m x 4.47m (16'2" x 14'8")

Two cabinets housing radiators. TV point. uPVC double glazed window. Understairs storage cupboard. uPVC double glazed double doors providing access to the rear garden.

First Floor Landing

Hatch to the roof space.

Bedroom 1 – 3.60m x 2.73m (11'10" x 8'11")

Radiator. uPVC double glazed window. Mirror fronted built-in wardrobe.

Bedroom 2 – 3.55m x 2.95m (11'8" x 9'8")

Radiator. uPVC double glazed window.

Bedroom 3 – 2.44m x 2.10m (8'0" x 6'11")

uPVC double glazed window. Radiator.

Bathroom

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Heated towel rail. Obscure uPVC double glazed window to two aspects. Extractor fan. Cupboard housing radiator.

Outside

To the front of the property, there is a garden laid to lawn sweeping to one side where there are various bushes and hedgerow. Outside lighting. A courtesy gate to the side where there is an area that has been laid to decking onto an enclosed area laid to gravel for ease of maintenance with raised bed stocked with bushes, plants and shrubs. There is a garden shed, outside lighting plus off road parking.

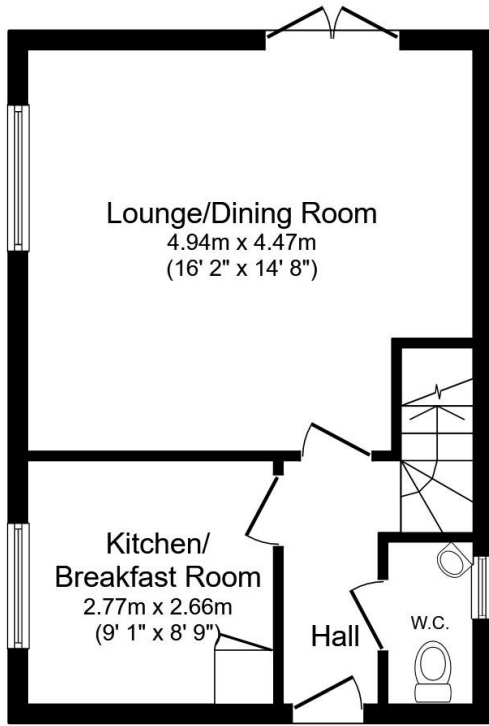
Agent's Note

Council Tax Band: 'C' £2225.30 for 2025/26

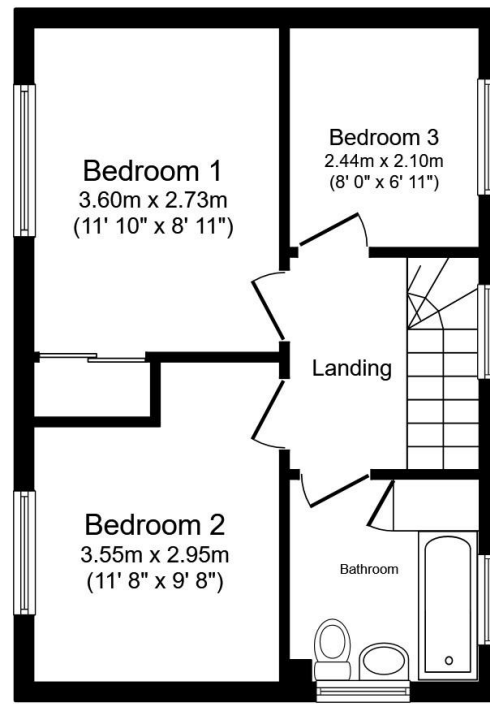
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 35.8 sq.m. (386 sq.ft.)



First Floor
Floor area 35.8 sq.m. (386 sq.ft.)

Total floor area: 71.6 sq.m. (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.